

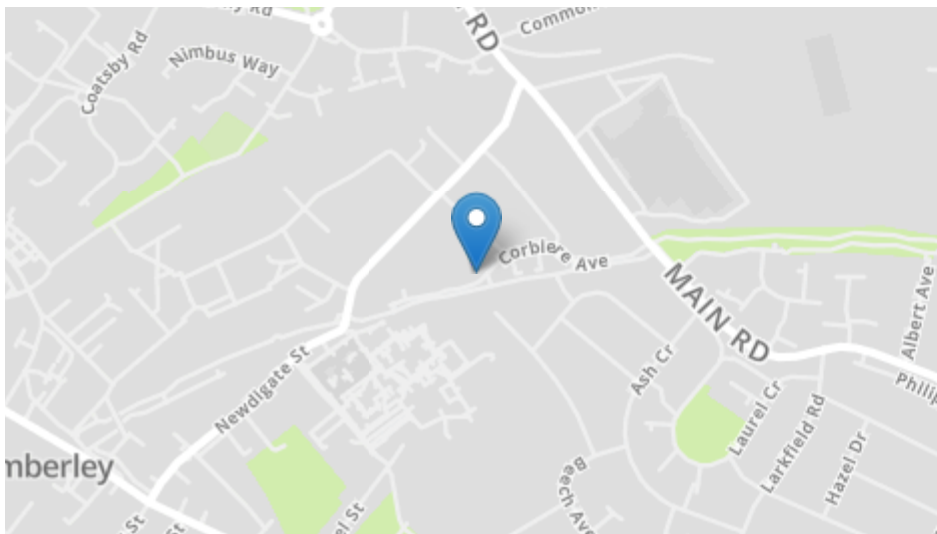
Corbiere Avenue, Watnall, NG16 1JR

Offers in Region of £495,000



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want to view?

Call us on 0115 938 5577

Our lines are open 8am - 8pm

7 Days a week

or email

mail@watsons-residential.co.uk

Ref - 29868511



- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- En Suite & Family Bathroom
- Downstairs WC & Utility Room
- Conservatory
- Off Road Parking & Double Garage
- Walking Distance To Kimberley Town Centre
- Favoured School Catchment

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY  
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\*\*\* FOREVER FAMILY HOME \*\*\* Located in this sought after part of Watnall, a delightful four bedroom detached family home, beautifully presented throughout, features include, two reception rooms, a conservatory, downstairs WC, utility, en-suite to primary bedroom, detached double garage, and a private rear garden. Briefly comprising; entrance porch, hallway, study, lounge, dining kitchen, conservatory, utility room, downstairs WC. To the first floor, four bedrooms, primary with en-suite, and family bathroom. Outside, to the front is a driveway providing ample off road parking, and a detached double garage with power. To the rear is a privately enclosed garden. Lying close to Kimberley town centre, there are a range of amenities, favoured school catchment, and excellent road and commuter links. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front. Stairs to the first floor and doors to the lounge, study and kitchen.

Lounge

5.11m x 3.36m (16' 9" x 11' 0") UPVC double glazed window to the front and radiator. French doors to the dining room.

Dining Room

NO MEASUREMENTS Door to the kitchen and French doors to the conservatory.

Study

5.12m x 2.53m (16' 10" x 8' 4") UPVC double glazed window to the front and radiator.

Kitchen

6.24m x 3.12m (20' 6" x 10' 3") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height electric oven & hob with extractor over, microwave and dishwasher. Breakfast bar, ceiling spotlights, radiator and uPVC double glazed window to the rear. Open to the utility room.

Utility Room

1.99m x 1.64m (6' 6" x 5' 5") A range of matching wall & base units, wall mounted combination boiler, radiator and plumbing for washing machine. Door to the WC and door to the rear garden.

WC

WC, vanity sink unit, ceiling spotlights, radiator and obscured uPVC double glazed window to the side.

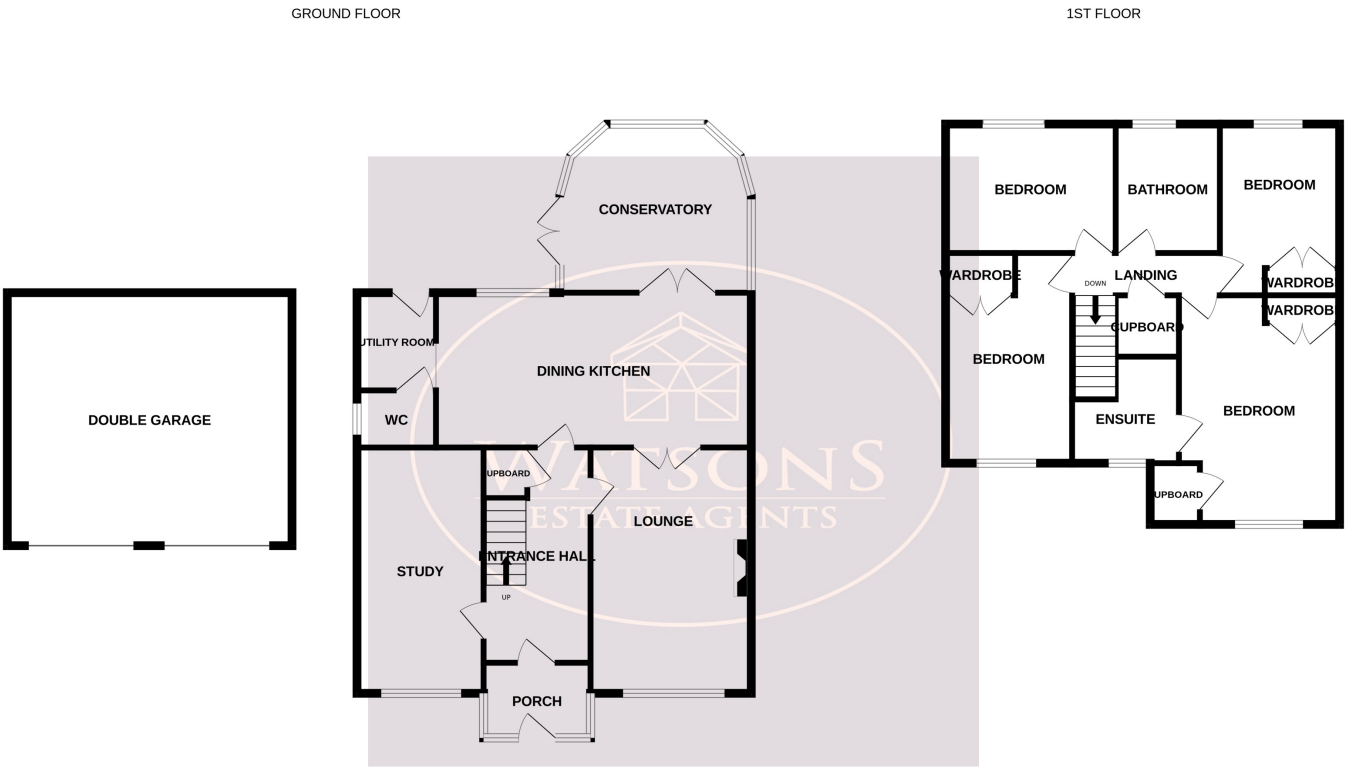
Conservatory

3.95m x 3.45m (13' 0" x 11' 4") Brick & uPVC double glazed construction, radiator and French doors to the rear garden.

First Floor

Landing

Doors to all bedrooms and bathroom. Airing cupboard housing the hot water tank and access to the attic (partly boarded).



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Primary Bedroom

4.76m x 3.5m (15' 7" x 11' 6") UPVC double glazed window to the front, a range of fitted wardrobes, ceiling spotlights and radiator. Door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Obscured uPVC double glazed window to the front, chrome heated towel rail and ceiling spotlights.

Bedroom 2

4.38m x 2.55m (14' 4" x 8' 4") UPVC double glazed window to the front, fitted wardrobe and radiator.

Bedroom 3

3.69m x 2.48m (12' 1" x 8' 2") UPVC double glazed window to the rear, storage cupboard and radiator.

Bedroom 4

3.49m x 2.33m (11' 5" x 7' 8") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with shower over. Obscured uPVC double glazed window to the rear, ceiling spotlights and radiator.

Outside

To the front of the property is a turfed lawn. A tarmacadam driveway provides ample off road parking leading to the detached double garage with up & over door and power. The rear garden comprises a Indian stone patio seating area, turfed lawn and composite decking seating area. The garden is enclosed by fencing to the perimeter with gated access to the side.

Agents Note

The seller has provided us with the following information: the boiler is located in the utility room and is 3 years old. It was last serviced in Dec 2025.