

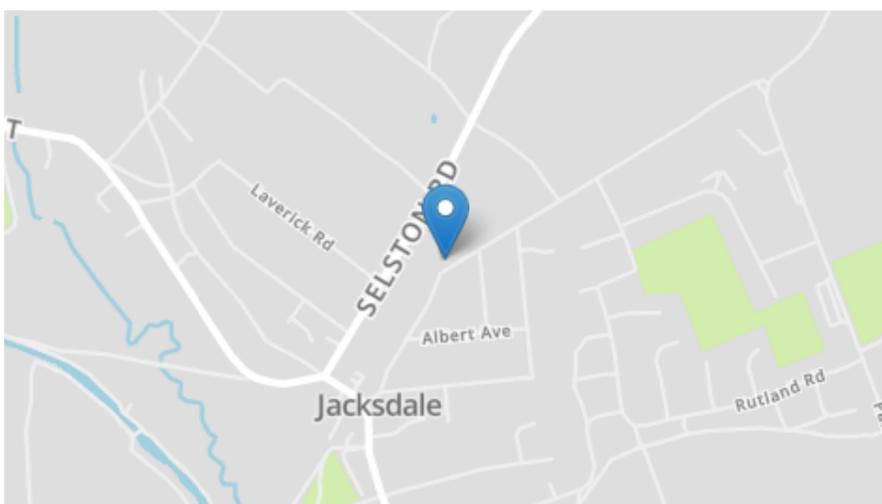
Wagstaff Lane, Jacksdale, NG16 5JL

GUIDE PRICE £650,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		76	86
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 27464646

- Substantial Detached Family Home
- 4 DOUBLE Bedrooms
- Open Plan Dining Kitchen & Family area
- 4 Reception Rooms
- Balcony & En Suite To Primary Bedroom
- Downstairs Shower Room & Utility Room
- Private South Facing Garden with Views
- Solar Panels For Low Energy Bills
- Viewing ESSENTIAL!

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
 www.watsons-residential.co.uk

0115 938 5577
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*** GUIDE PRICE £650,000 - £700,000 *** THE HOME OF DREAMS *** We don't have enough words to describe a property which ticks so many boxes, but with 4 RECEPTION ROOMS, 4 DOUBLE BEDROOMS, UTILITY, DOWNSTAIRS SHOWER ROOM, EN SUITE as well as a GENEROUS OUTBUILDING & SUPERB OPEN VIEWS, this has the lot! The beautiful presentation and meticulous maintenance leaves little for the lucky owner to do other than move in and enjoy what we have called 'The Home Of Dreams'. In brief, the accommodation comprises: entrance hall, lounge, sitting room, study, downstairs shower room, dining room and an L shaped kitchen diner family space running across the rear to overlook the rear garden. Upstairs, the landing leads to the 4 DOUBLE bedrooms (balcony & en suite to primary) and family bathroom. If all that wasn't impressive enough, the landscaped rear garden is south-facing and enjoys amazing open views, but there is also a generous outbuilding comprising a double garage and separate workshop. Behind that is a covered entertaining area with power which is ideal for a hot tub and great space for al fresco dining whilst soaking up the views. There is a good amount of off street parking available to the front and alongside to complete what is a simply superb family home which MUST be viewed. To top it all off, with solar panels (owned) generating approx 3600 kWh per year, running costs are extremely low for a property of this size. We are now taking viewing requests, so call our sales team now to arrange a convenient time.

Ground Floor

External Storm Porch

Door to the entrance hall.

Entrance Hall

Entrance door to the front, uPVC double glazed window to the front, Minton tiled flooring, boiler cupboard housing the combination boiler and hot water tank. radiator and traditional inset multifuel burner. Doors to both sitting rooms, lounge and dining kitchen family room.

Lounge

6.78m (into the bay) x 3.66m (22' 3" x 12' 0") UPVC double glazed bay window to the front, inset gas multifuel burner and 2 radiators.

Sitting Room

4.15m x 3.3m (13' 7" x 10' 10") UPVC double glazed windows to the rear & side, brick built chimney breast with inset multifuel burner, exposed wooden flooring and radiator.

Study

4.21m x 2.85m (13' 10" x 9' 4") UPVC double glazed bay window to the front, radiator and access to the attic (with dropdown ladder).

L Shaped Dining Kitchen Family Room

11.79m x 2.88m (3.61m max) (38' 8" x 9' 5") A range of matching wall & base units, granite work surfaces incorporating an inset quartz sink bowl with flexi tap and drainer. Integrated appliances to include: electric oven & gas hob with extractor over, fridge freezer, waist height microwave, dish washer and a wine cooler. Quality laminate wood flooring with underfloor heating, ceiling spotlights, 2 vertical radiators, 2 radiators, open to the lounge with vaulted ceiling, door to the side lobby, French doors to the rear garden and balcony overlooking the rear garden.

Side Lobby

Door to the utility room, dining kitchen family room and sitting room 2. UPVC double glazed door to the side.

Utility Room

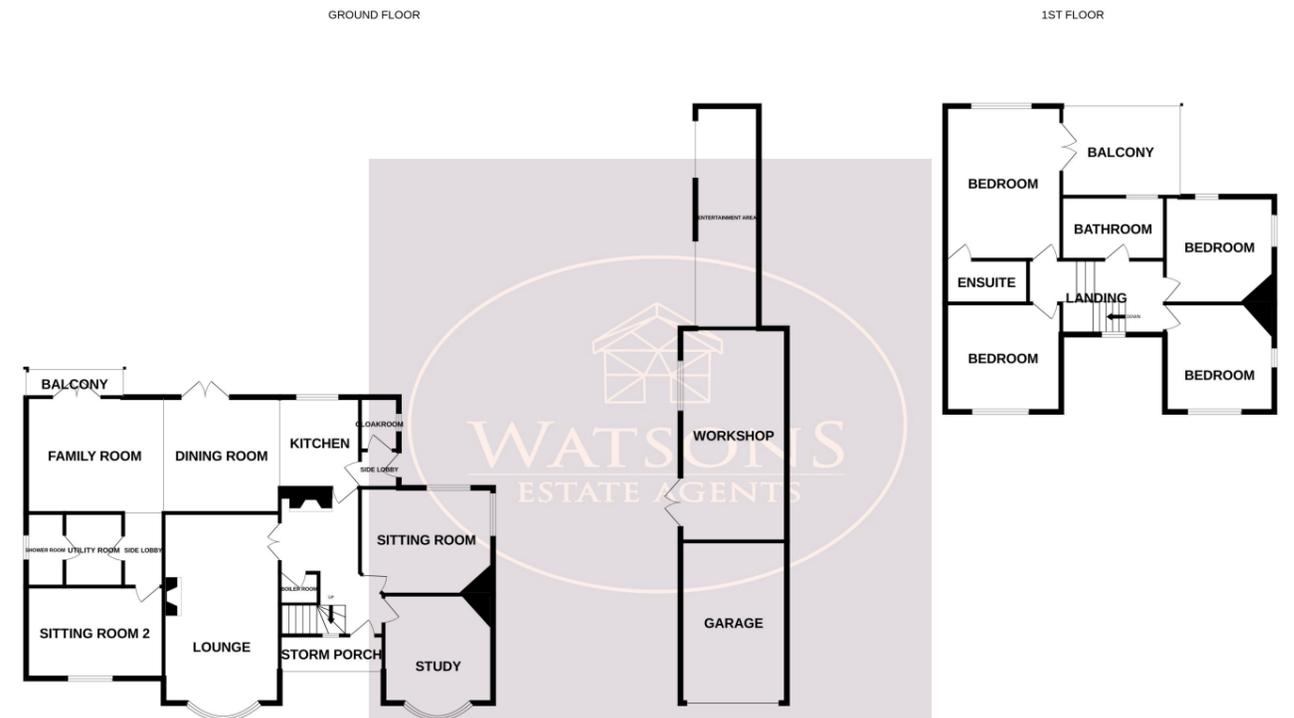
2.36m x 2.01m (7' 9" x 6' 7") 2.36m x 2.01m (7' 9" x 6' 7") A range of matching wall & base units, inset stainless steel sink & drainer unit, plumbing for washing machine and door to the shower room.

Shower Room

3 piece suite comprising WC, vanity sink unit and walk in shower cubicle with mains fed dual rainfall effect shower. Heated towel rail, extractor fan, obscured uPVC double glazed window to the side and ceiling spotlights.

Sitting Room 2

4.3m x 2.9m (14' 1" x 9' 6") UPVC double glazed bay window to the front, uPVC double glazed window to the side, exposed wooden flooring, radiator and feature fire place.



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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First Floor

Landing

UPVC double glazed window to the front and doors to all bedrooms and bathroom.

Primary Bedroom

4.85m x 3.64m (15' 11" x 11' 11") UPVC double glazed window to the rear, feature brick wall, radiator and doors to the en suite and balcony with timber decking and glass balustrades.

En Suite

3 piece suite in white comprising WC, vanity sink unit with table top sink and walk in shower cubical with rain fall shower. Chrome heated towel rail, ceiling spotlights and extractor fan. Feature brick wall.

Bedroom 2

3.61m x 3.33m (11' 10" x 10' 11") UPVC double glazed window to the front and radiator.

Bedroom 3

3.56m x 3.3m (11' 8" x 10' 10") UPVC double glazed windows to the front & side, exposed wooden flooring, radiator and feature fire place.

Bedroom 4

3.33m x 3.34m (10' 11" x 10' 11") UPVC double glazed windows to the rear & side, exposed wooden flooring, radiator and feature fireplace.

Bathroom

4 piece suite in white comprising WC, vanity sink unit, fitted Whirlpool bath with mains fed shower and walk in shower cubicle with dual rainfall effect shower. 2 chrome heated towel rails, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs. A tarmac driveway and a further concrete driveway provides ample off road parking leading to the detached garage (measuring 5.07m x 4.17m) with electric rollup door and power with a workshop behind with power measuring 7.73m x 3.38m. The South facing rear garden with open views offers a high level of privacy with a generous paved patio, turfed lawn, flower bed borders with a range of plants & shrubs, barked play area. Other features include an entertaining area measuring 7.0m x 2.3m with power and timber decking which is ideal for a hot tub - kids will appreciate the barked play area too. Fully enclosed by hedge borders to the perimeter.