

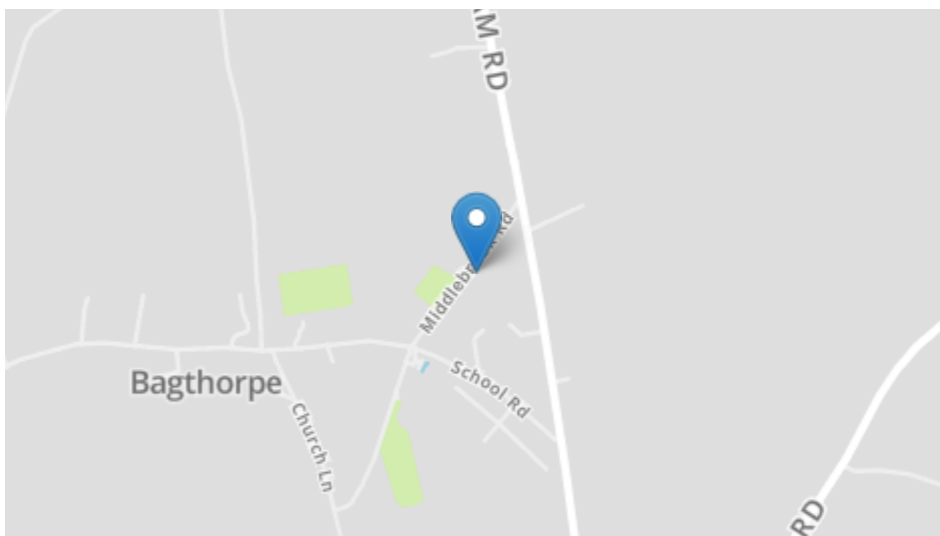
Middlebrook Road, Bagthorpe, NG16 5HA

£475,000



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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			
		69	84
England, Scotland & Wales		EU Directive 2002/91/EC	



- 3 Storey Detached Family Home
- 5 Bedrooms
- 2 Reception Rooms
- Family Bathroom & Shower Room
- Downstairs Shower Room & Utility Room
- Driveway & Garage
- Private South Facing Rear Garden
- Sought After Location

Our Seller says....

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 - 27423562

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
 8am-8pm - 7days



*** LOCATION, LOCATION, LOCATION *** Bagthorpe Village is among the most desirable locations NG16 has to offer. This character home has been EXTENDED to provide great space inside & out - families will appreciate the favoured Primary School within walking distance too. With a homely charm throughout, the versatile accommodation is arranged over 3 floors and comprises in brief: ground level entrance hallway to 2 reception rooms, an open plan kitchen diner spanning the rear, with separate utility room and a ground floor shower room for convenience. On the first floor, there are 3 double bedrooms and family bathroom with stylish 4 piece suite. To the 2nd floor, there are 2 additional double bedrooms, with stunning countryside views to the front and a further shower room. Outside, a generous block paved driveway spans most of the plot from front to back where there is a detached double garage, all providing an abundance of off street parking. The rear garden is a particularly appealing feature of this home as it enjoys a high level of privacy with a landscaped lawn and paved patio area providing the perfect seclusion to enjoy the west-facing countryside views. Having been well maintained and benefitting from a new roof & rewire in 2010, the lucky buyer can move in with total peace of mind.

Beautiful countryside walks are on your doorstep, whilst the child & dog friendly village pubs within walking distance are very popular for refreshments afterwards! There is also easy access to junction 27 of the M1 which is only a 5 minute drive away. We highly advise viewing in person to fully appreciate what is on offer here. Call our sales team now to arrange an appointment.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, stairs to the first floor and doors to the lounge & sitting room.

Lounge

3.373m x 3.67m (11' 1" x 12' 0") UPVC double glazed windows to the front & side, radiator, cast iron feature fire place, wood effect laminate flooring and door to the kitchen diner.

Kitchen Diner

8.0m x 2.78m (26' 3" x 9' 1") A range of matching solid wood wall & base units, granite work surfaces incorporating an inset one & a half bowl sink & drainer unit. Space for Range style cooker with extractor over. Integrated dishwasher and fridge. UPVC double glazed window to the rear, tiled flooring, 2 vertical radiators, doors to the side, rear and utility room.

Utility Room

2.25m x 1.77m (7' 5" x 5' 10") A range of matching wall & base units, plumbing for washing machine, wall mounted combination boiler, uPVC double glazed window to the rear and obscured uPVC double glazed window to the side. Door to the shower room.

Shower Room

WC, pedestal sink unit and shower cubicle with electric shower over. Radiator and extractor fan.

First Floor

Landing

Stairs to the second floor, radiator and doors to bedrooms 3, 4 and 5.

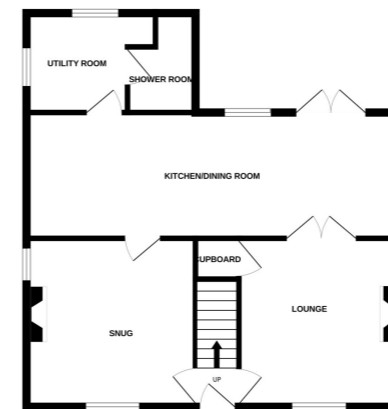
Bedroom 3

3.67m x 3.44m (12' 0" x 11' 3") 2 uPVC double glazed windows to the front, fitted furniture and radiator.

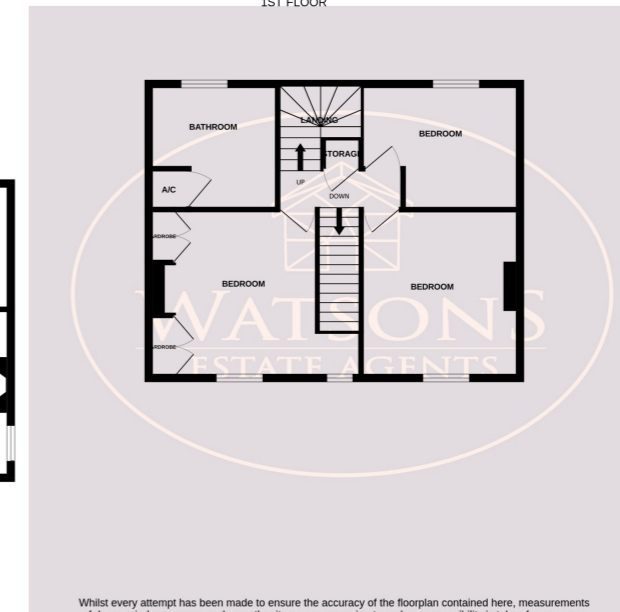
Bedroom 4

3.65m x 3.34m (12' 0" x 10' 11") UPVC double glazed window to the front, radiator.

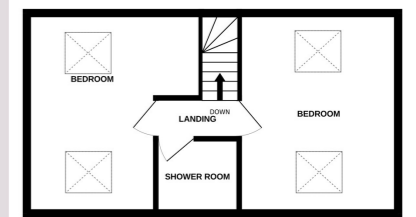
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Bedroom 5

3.25m x 2.55m (10' 8" x 8' 4") UPVC double glazed window to the rear and radiator.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and shower cubicle with electric shower over. Obscured uPVC double glazed window to the front, airing cupboard, radiator.

Second Floor

Landing

Doors to bedrooms 1 & 2 and shower room.

Bedroom 1

4.4m x 3.2m (14' 5" x 10' 6") 2 velux windows with open views, integrated eaves storage, radiator and exposed wooden flooring.

Bedroom 2

4.33m x 2.88m (14' 2" x 9' 5") 2 velux windows with open views, integrated eaves storage and radiator.

Shower Room

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with electric shower over. Chrome heated towel rail and extractor fan.

Outside

The front of the property are paved beds with decorative grey slate. A block paved driveway running alongside the property provides ample off road parking and leads to the detached double garage with 2 up & over doors. The front garden is enclosed by wall and cast iron fencing to the perimeter. The South facing rear garden offers a good level of privacy and comprises a paved patio, turfed lawn with gravel borders, green house, external tap, power point and raised flower bed borders with a range of mature plants & shrubs. The rear garden is enclosed by wall, hedge and timber fencing to the perimeter.