

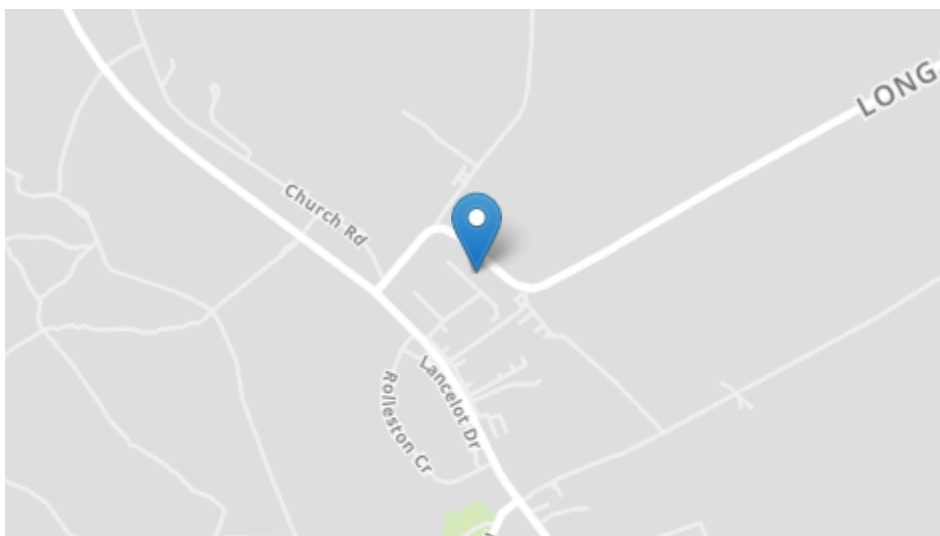
Farnsworth Close, Watnall, NG16 1JE

£270,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		80
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



Our Seller says....

- Detached Bungalow
- 2 Double Bedrooms
- Dining Kitchen
- Driveway & Garage
- Gardens To 3 Sides
- Quiet Cul De Sac Location
- Fully Renovated Throughout
- No Upward Chain

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 - 27347778

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



\*\*\* NO ORDINARY BUNGALOW \*\*\* This well appointed 2 bedroom bungalow in Watnall has recently undergone full refurbishment to make it suitable not just for those getting on in life, but also for small families. All the hard work has been done, so with NO UPWARD CHAIN, you can just move in with minimal fuss. In brief, the accommodation comprises: entrance hall to all rooms - lounge, dining kitchen, conservatory, 2 double bedrooms and bathroom. The property sits on a generous corner plots with gardens to three sides and plenty of outdoor space for green fingered buyers to enjoy through the summer. To the front of the property, a recently resurfaced driveway provides off road parking and leads to a single garage. Farnsworth Close is a pleasant cul-de-sac just off Main Road and is just a short drive from Kimberley Town Centre, which offers a wide range of shops, cafes, pubs and restaurants. Nearby road & transport links include the A610 which leads to Junction 26 of the M1, as well as Trent Barton bus services, which run regularly through Kimberley and include routes to Eastwood & Nottingham City Centre. For more information or to book your viewing, call our team.

### Entrance Hall

UPVC double glazed door to the front, radiator and doors to all rooms.

### Lounge

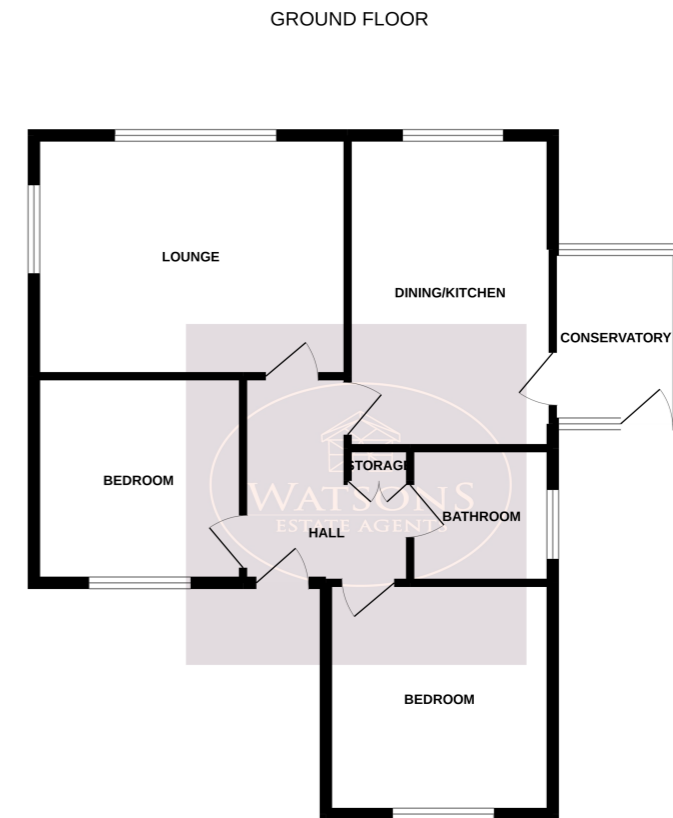
3.48m x 4.56m (11' 5" x 15' 0") UPVC double glazed windows to the rear and side, radiator, coal effect fire with marble hearth and fire place surround.

### Conservatory

2.55m x 1.74m (8' 4" x 5' 9") UPVC double glazed windows to the rear and side, uPVC double glazed door and tiled flooring.

### Dining Kitchen

4.54m x 3.02m (14' 11" x 9' 11") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated appliances to include an electric oven & electric hob with extractor over. Plumbing for washing machine, cupboard housing the Worcester Bosch combination boiler. UPVC double glazed window to the rear & side and door to the conservatory.



### Bedroom 1

3.19m x 3.34m (10' 6" x 10' 11") UPVC double glazed window to the front, radiator and a range of fitted furniture.

### Bedroom 2

3.04m x 3.02m (10' 0" x 9' 11") UPVC double glazed window to the front, fitted wardrobe and radiator.

### Bathroom

3 piece suite in soft cream comprising WC, pedestal hand basin and bath with electric shower over. Radiator and obscured uPVC double glazed window to the side. Access to the attic (with drop down ladder and lighting).

### Outside

To the front of the property there are shrub borders. A block paved driveway provides ample off road parking and leads to the single garage with up and over door, light and power. The rear garden comprises a paved patio area, a well tended lawn to the side and rear, a range of mature plants, trees and shrubs. The garden enjoys a good level of privacy and is enclosed by hedge borders with gated access to the side.