

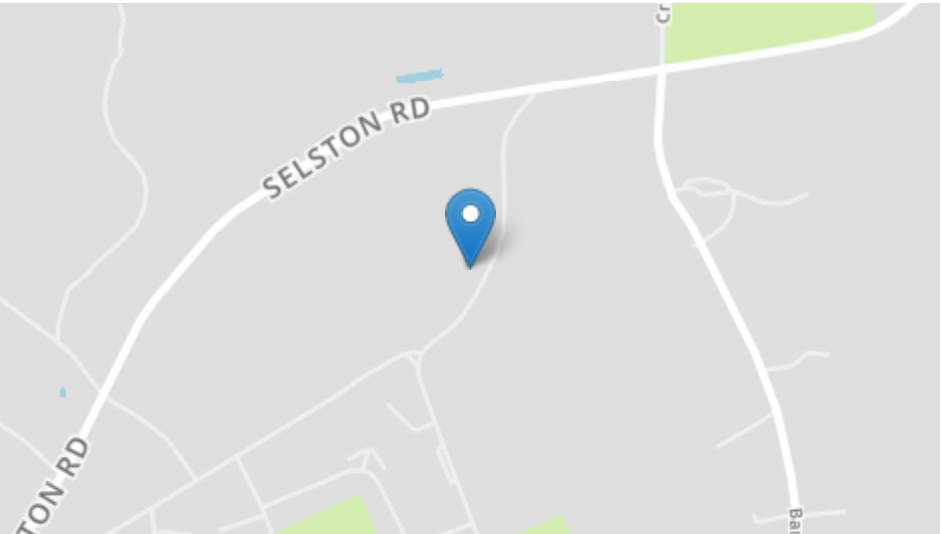
Wagstaff Lane, Jacksdale, NG16 5HN


Offers Over £450,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	60	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 - 29460590



- Extended Detached Home
- Four Good Size Bedrooms
- Stunning Countryside Views
- Spacious Lounge
- Open Plan Dining Kitchen
- Two Family Size Bathroom Suites
- Conservatory With Sweeping Views
- Utility Area
- Annex/Office Space & Detached Garage
- Ample Off Road Parking

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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*** SPACE FOR YOUR FAMILY TO GROW! *** Set in a wonderful semi-rural village with lovely open countryside views to the rear is this extended FOUR bedroom detached family home perfect for buyers who are looking for that special forever home. Occupying a generous plot the flexible and generous accommodation comprises of an spacious entrance hallway with an original English Oak herringbone style floor, two bedrooms to the ground floor, utility room, living room, kitchen/dining room and a conservatory. To the first floor are 2 further bedrooms with wonderful views from the bedroom windows and a bathroom. The accommodation has great flexibility and could be configured to suit many needs and also boast potential to further extend (STPP). Outside to the front is a large parking area providing ample parking, garage with a useful adjoining garden room/gym/office and to the rear a generous garden with fine sweeping views. This charming home is fully deserving of an immediate viewing!

Ground Floor

Entrance Hall

UPVC entrance door, original herringbone style oak flooring, cloak room, original plate rack, radiator, stairs to first floor and doors to lounge, utility, bathroom and bedroom 1 & 4 and double doors to dining kitchen.

Lounge

5.27m x 4.01m (17' 3" x 13' 2") UPVC double glazed window to the front, inglenook feature fireplace with inset multifuel burner, radiator, uPVC French doors to the rear garden and door to entrance hall.

Bedroom 1

3.66m x 3.35m (12' 0" x 11' 0") UPVC double glazed window to the front, fitted wardrobe and radiator.

Bedroom 3

3.0m x 2.74m (9' 10" x 9' 0") UPVC double glazed window to the side, storage cupboard and radiator.

Bathroom

White five piece suite comprising, wc, pedestal sink, bidet, corner bath and mains fed cubicle shower. Tiled flooring, partially tiled walls, storage cupboard, ceiling spotlights, radiator and obscured uPVC double glazed window to the side.

Utility

UPVC door to the side and plumbing for washing machine and dryer.

Dining Kitchen

A range of matching wall and base units with worksurfaces incorporating inset 1.5 stainless steel sink & drainer unit. UPVC double glazed window to the rear, radiator, solid English oak floor to dining area, tiled flooring in the kitchen area, and open access to conservatory.

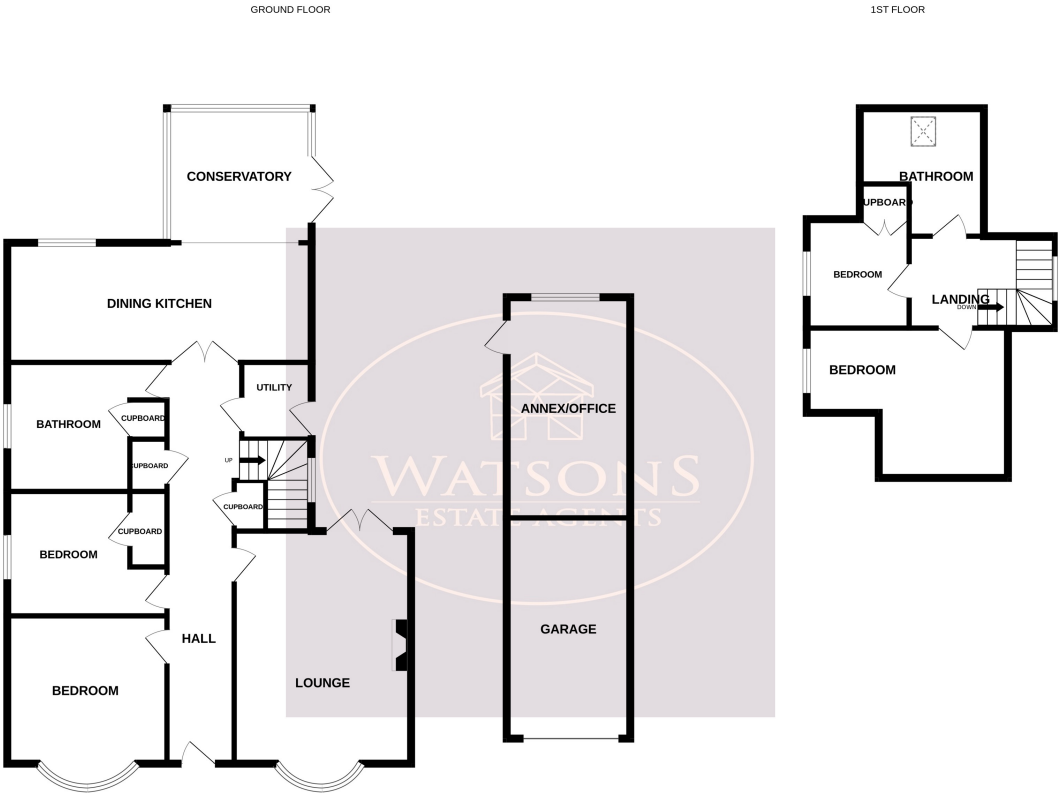
Conservatory

4.85m x 2.74m (15' 11" x 9' 0") UPVC double glazed windows to the rear and sides, tiled flooring, uPVC French doors to the rear garden.

First Floor

First Floor Landing

UPVC double glazed window to the side, airing cupboard housing combination boiler, radiator and doors to bathroom and bedrooms 2 and 4.



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 2

4.52m x 3.53m (14' 10" x 11' 7") UPVC double glazed window to the side, and radiator.

Bedroom 4

2.38m x 2.77m (7' 10" x 9' 1") UPVC double glazed window to the side.

Bathroom

White three piece suite comprising wc, pedestal sink and panel bath. Tiled flooring, radiator and skylight.

Garage

Detached single garage with up and over doors.

Annex/Office Space

UPVC double glazed window to the rear, uPVC door to the side and strip lighting.

Outside

To the front of the property is an ample paved driveway area leading to the detached garage, a brick edged flower bed border with well established plants and trees, wrought iron gates for access to the rear of the property and is palisaded by brick walling. The rear garden features a paved patio seating area, giving access to the annex/office space; stone steps down to the turfed lawn edged by flower bed borders and a range of well established plants, shrubbery and trees. To the rear is unobstructed country side views, and is enclosed by a mixture of timber fencing, and well established hedges.

*** AGENT NOTE ***

AGENT NOTE; The seller has provided us with the following information, the gas boiler is located on the upstairs landing, it is approximately five years old. The fence located at the bottom of the garden is used to ensure the safety of the dog present on the property.