

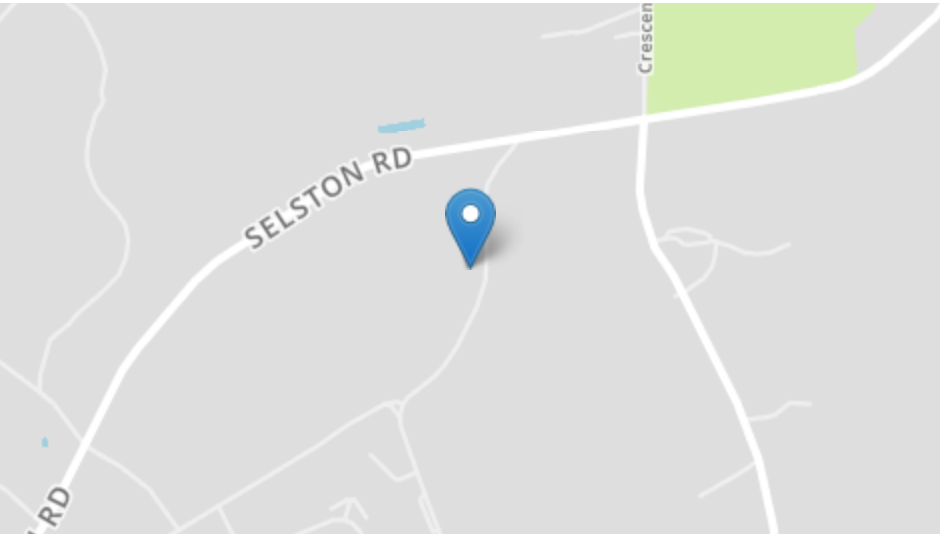
Wagstaff Lane, Jacksdale, NG16 5HN

£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		
	73	80
England, Scotland & Wales	EU Directive 2002/91/EC	



- Extended Detached Family Home
- Approx 0.75 Acre Plot
- 4 Double Bedrooms
- 3 Reception Rooms
- Spacious Modern Dining Kitchen
- Utility & Downstairs WC
- 2 En Suites & First Floor Family Bathroom
- Large Driveway & Double Garage
- Extensive Rear Garden
- Surrounded By Open Views

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 - 28696227

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



*** SPACE AND STYLE ALL IN ONE! *** This individually designed and built 4 bedroom detached home sits on approximately 0.75 of an acre plot with an adjoining paddock. Located in the desirable village of Jacksdale with fabulous open countryside views all round, this bespoke residence provides spacious, light and airy accommodation comprising; reception hallway, sitting room, study, spacious lounge with countryside views, family dining kitchen, utility room, downstairs WC and access to the DOUBLE GARAGE. To the first floor four DOUBLE bedrooms, 2 en suites and dressing area to master bedroom and a family bathroom. To the front is a large private driveway and gardens and paddock too side and rear. So, if you're looking for a stylish home with space this is the home for you! Call our Eastwood team today to book your viewing.

Ground Floor

Entrance Hall

UPVC double glazed window and entrance door to the front. Laminate wood flooring with underfloor heating, under stairs storage cupboard, doors to the lounge, dining kitchen and study, stairs to the first floor.

Lounge

5.64m x 3.4m (18' 6" x 11' 2") UPVC double glazed window to the rear, and sliding patio door to the side with wonderful open views. Laminate wood flooring with underfloor heating and wall mounted electric fire.

Study

3.34m x 2.59m (10' 11" x 8' 6") UPVC double glazed window to the front, laminate wood flooring with underfloor heating.

Dining Kitchen

5.82m x 5.64m (19' 1" x 18' 6") A range of matching high gloss wall & base units with worksurfaces incorporating an inset 1.5 bowl sink & drainer unit. Integrated dishwasher, space for fridge freezer and range cooker with extractor over. Ceiling spotlights, under counter lighting and tiled floor with underfloor heating. Door to the utility and double doors to the sitting room. UPVC double glazed window and door with open views to the rear.

Sitting Room

3.66m x 2.59m (12' 0" x 8' 6") UPVC double glazed window to the front, laminate wood flooring with underfloor heating.

Utility

3.73m x 2.17m (12' 3" x 7' 1") A range of matching base units with worksurfaces incorporating an inset stainless steel sink & drainer unit. Plumbing for washing machine, space for tumble dryer, fully tiled walls, tiled floor with underfloor heating and door to the WC. UPVC double glazed window and door to the rear.

WC

WC, vanity sink unit, tiled floor, fully tiled walls and obscured uPVC double glazed window to the rear.

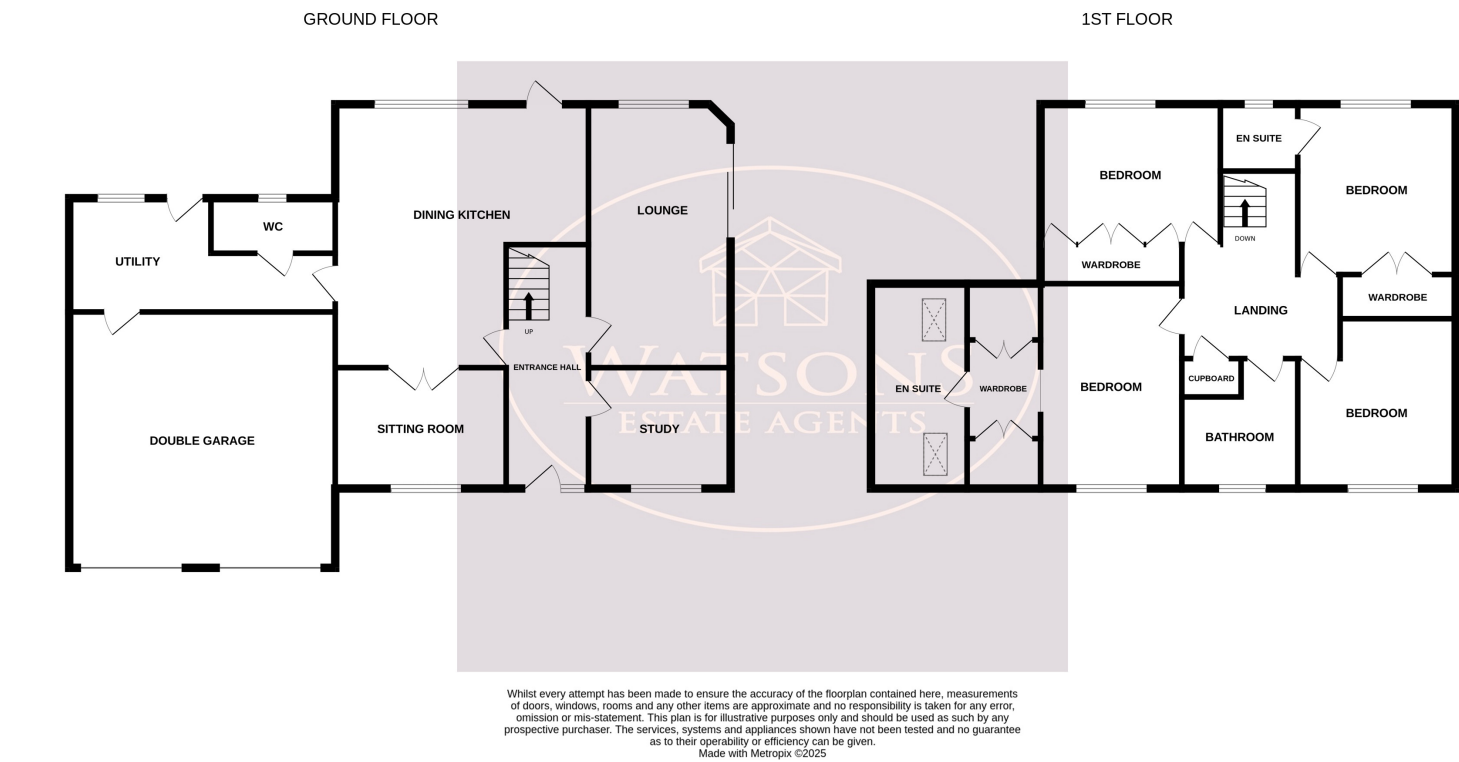
First Floor

Landing

Gallery landing with built in airing cupboard, radiator and access to the attic. Doors to all bedrooms and the bathroom.

Bedroom 1

4.39m x 2.82m (14' 5" x 9' 3") UPVC double glazed window to the front, radiator and open to the dressing room with two fitted wardrobes. Access to the attic and door to the en suite.



En Suite

White 4 piece suite comprising concealed cistern wc, twin counter top vanity sink unit, freestanding bath and shower cubicle with mains fed shower. Ceiling spotlights, radiator, extractor fan laminate wood flooring, fully tiled walls and 2 Velux windows.

Bedroom 2

4.62m x 3.86m (15' 2" x 12' 8") UPVC double glazed window with open views to the rear, radiator, fitted wardrobe and door to the en suite.

En Suite

White 3 piece suite comprising wc, vanity sink unit and shower cubicle with mains fed shower. Chrome heated towel rail, ceiling spotlights, laminate wood flooring, fully tiled walls and obscured uPVC double glazed window to the rear.

Bedroom 3

3.84m x 3.12m (12' 7" x 10' 3") UPVC double glazed window with open views to the rear, radiator and fitted wardrobe.

Bedroom 4

3.63m x 3.38m (11' 11" x 11' 1") UPVC double glazed window to the front and radiator.

Bathroom

White 4 piece suite comprising concealed cistern wc, counter top vanity sink unit, freestanding bath and shower cubicle with ,mains fed shower. Fully tiled walls, laminate wood flooring, ceiling spotlights, chrome heated towel rail and obscured uPVC double glazed window to the front.

Outside

The property sits on a substantial plot enclosed by walls, timber fences and hedges, with access via double wrought iron gates. To the front of the property is a large brick paved driveway with ample parking for multiple vehicles, leading to the double garage. To the rear and side of the property is raised paved patio seating area with decorative brick wall, offering spectacular views across the surrounding countryside. Stairs lead to the extensive lawned garden to the side and rear, with flower bed border to the side with a range of plants, shrubs and fruit trees.

Double Garage

5.69m x 5.48m (18' 8" x 18' 0") 2 electric up & over doors to the front, power, lighting and wall mounted combination boiler.