

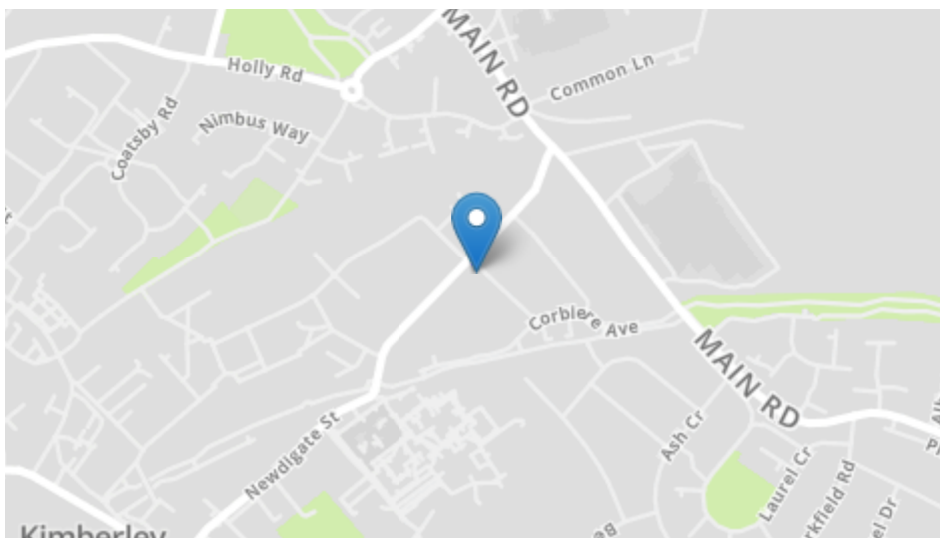
Newdigate Road, Watnall, NG16 1HG

Offers Over £300,000



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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 - 28185289



- Extended Semi Detached Family Home
- 3 Bedrooms Plus Loft Room
- 2 Reception Rooms
- Downstairs WC
- Conservatory
- Driveway & Garage
- South Facing Rear Garden
- Walking Distance To Kimberley Town Centre
- Favoured School Catchments

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.

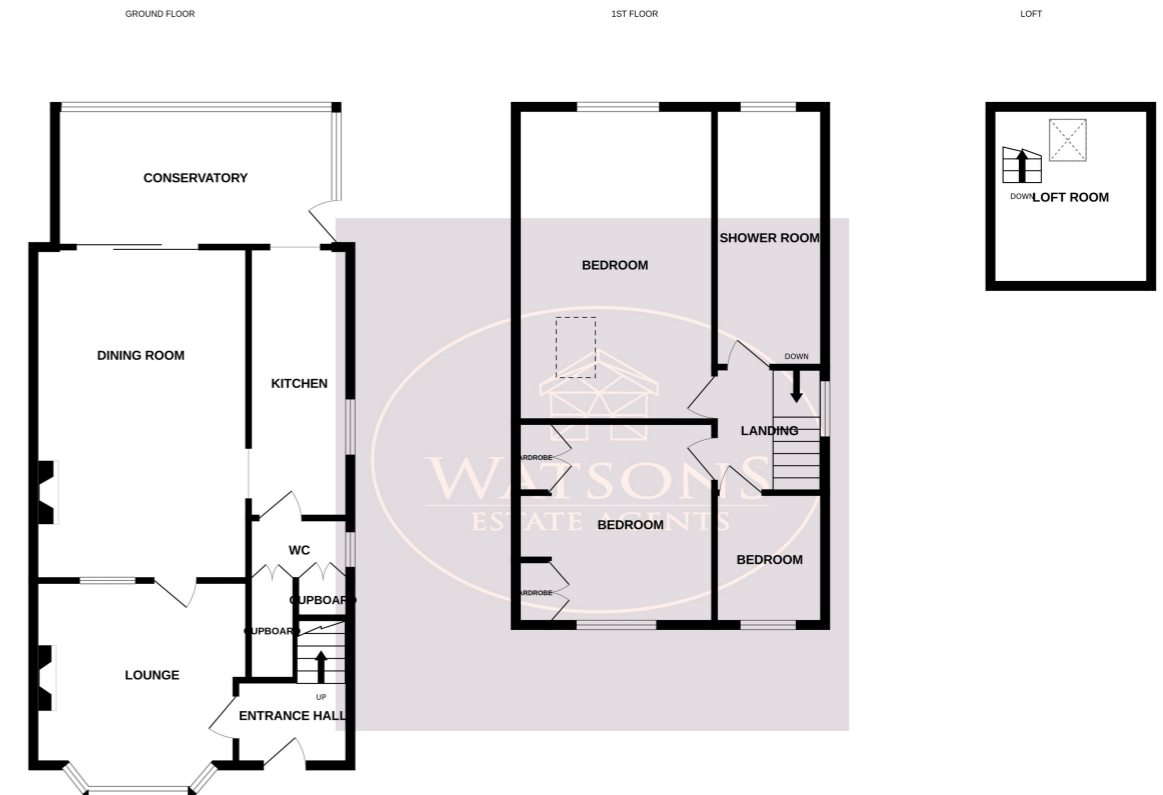


40 Main Street, Kimberley, NG16 2LY

www.watsons-residential.co.uk

0115 938 5577

8am-8pm - 7days



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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YOUR 'NEW' HOME AWAITS An extended and much improved three bedroom semi-detached family home on the sought after Newdigate Road. Benefiting from two reception rooms, conservatory, downstairs wc, south facing rear garden, driveway, garage, and located within walking distance to Kimberley town centre. Briefly comprising; entrance hallway, lounge, dining room, kitchen, downstairs wc, conservatory. To the first floor, three bedrooms, shower room and loft room(via pull down ladder.) Outside, to the front, the property is set back from the road with a driveway and garage to the front, and to the rear is a privately enclosed south facing garden to enjoy summer bbq's and get together with family and friends. Lying within walking distance to Kimberley town centre, the property has an array of nearby amenities including a supermarket, cafe's and bars, and excellent road and bus links to Nottingham and the surrounding towns. Contact Watsons today to arrange your viewing.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, radiator, door to the lounge.

Lounge

3.92m x 3.90m (12' 10" x 12' 10") UPVC double glazed bay window to the front, radiator, feature fire place with inset space for fire, wood effect laminate flooring and door to the dining room.

Dining Room

6.09m x 3.45m (20' 0" x 11' 4") Inglenook fire place with inset gas wood burner style fire, radiator, wood effect laminate flooring, sliding patio doors to the conservatory and open to the kitchen.

Kitchen

4.96m x 2.09m (16' 3" x 6' 10") A range of matching wall & base units, work surfaces incorporating an inset composite sink & drainer unit. Integrated appliances to include waist height electric oven & gas hob with extractor over. Plumbing for washing machine & tumble dryer, wood effect laminate flooring, radiator. UPVC double glazed window to the side, open to the conservatory and door to the WC.

WC

WC, pedestal sink unit and obscured uPVC double glazed window to the side. 2 Storage cupboards.

Conservatory

4.48m x 2.69m (14' 8" x 8' 10") Brick & uPVC double glazed construction, wood effect laminate flooring, gas wood burner style fire, sliding patio doors leading to the rear garden.

First Floor

Landing

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

Bedroom 1

6.16m x 3.2m (20' 3" x 10' 6") UPVC double glazed window to the rear, radiator, wood effect laminate flooring. Access to the loft room.

Bedroom 2

3.43m x 3.02m (11' 3" x 9' 11") UPVC double glazed window to the front, radiator and wood effect laminate flooring.

Bedroom 3

2.55m x 1.91m (8' 4" x 6' 3") UPVC double glazed window to the front, radiator and wood effect laminate flooring.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Chrome heated towel rail, wood effect laminate flooring and obscured uPVC double glazed window to the rear.

Second Floor

Loft Room

3.28m x 3.02m (10' 9" x 9' 11") Velux window, eaves storage, radiator and wood effect laminate flooring.

Outside

To the front of the property is a blocked paved driveway providing ample off road parking leading to double composite gates. Plumb slates beds and is enclosed by wall & timber fencing to the perimeter and is secured by wrought iron gates to the front. The South facing rear garden comprises a block paved patio, raised flower bed borders, paved patio seating area, greenhouse and access to the detached garage with up & over door and power. The garden is enclosed by timber fencing to the perimeter with gated access to the side.