

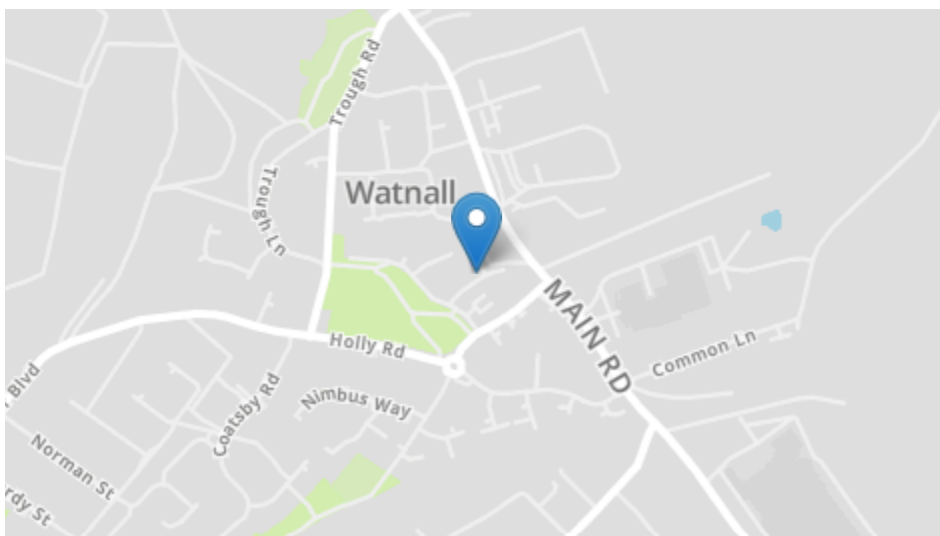
Kirtley Close, Watnall, NG16 1FX

GUIDE PRICE £220,000

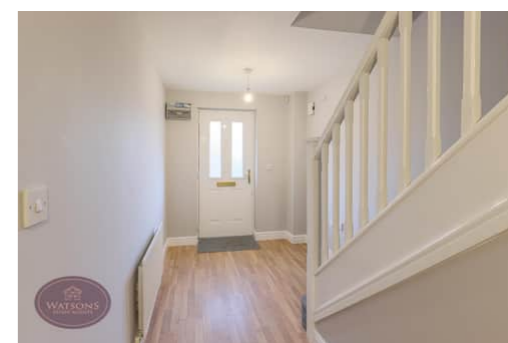


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- 3 Storey Town House
- 3/4 Bedrooms
- En Suite To Primary Bedroom
- Modern Dining Kitchen
- Downstairs WC/Utility Room
- Driveway & Garage
- Favours School Catchments
- No Upward Chain

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 - 26967320

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



*** GUIDE PRICE £220,000 - £230,000 *** ** THREE STOREY GLORY ** This is one of those versatile homes which can be easily tailored for today's modern family. The quiet cul-de-sac location in Watnall is particularly appealing, whilst families will particularly appreciate the favoured school catchments and nearby countryside walks. The accommodation is arranged over 3 floor and comprises in brief; entrance hall, downstairs wc, utility room and ground floor bedroom which could equally be used a home office. On the first floor, the landing gives access to the lounge and dining kitchen and the second floor leads to the family bathroom and a further 3 bedrooms (2 DOUBLES), with bedroom 1 benefiting from an en suite shower room. Outside, the garden is mainly lawned, with a timber decking seating area and fencing to the perimeter, whilst a driveway to the front provides off road parking and leads to the integral single garage. Kirtley Close is located in a sought after residential area popular with families and is less than a mile from the shops and amenities in Kimberley Town Centre. Nearby schools include Larkfield, Hollywell Primary & The Kimberley School and for buyers needing to commute, the A610 & M1 motorway is just a short drive away. For more information or to book your viewing appointment, call our team.

Ground Floor

Entrance Hall

Doors to the garage, bedroom 4/study, utility room, storage cupboard, WC and stairs to the first floor.

Bedroom 4/Study

3.22m x 2.77m (10' 7" x 9' 1") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

Utility Room

2.17m x 2.01m (7' 1" x 6' 7") A range of base units, work surfaces incorporating and sink & drainer unit, plumbing for washing machine, radiator, wall mounted boiler and door to the rear.

Storage Cupboard

1.16m x 0.89m (3' 10" x 2' 11")

WC

WC, wall mounted sink and radiator.

First Floor

Landing

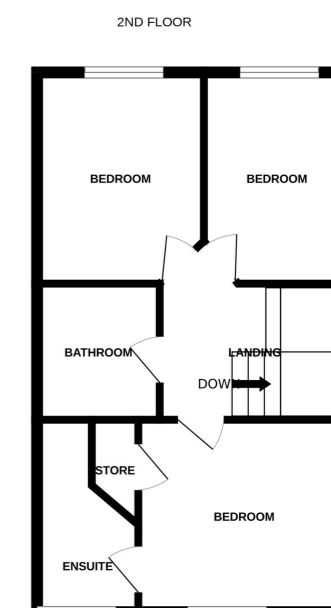
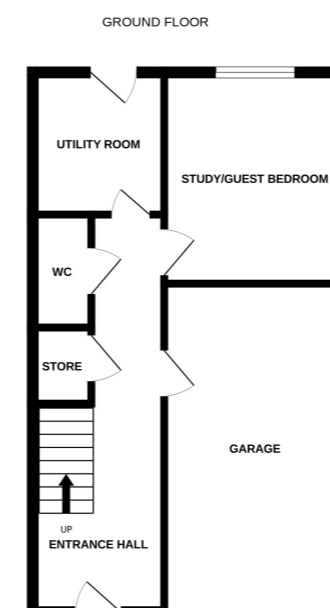
Stairs to the 2nd floor and doors to the lounge and dining kitchen.

Lounge

4.78m x 3.22m (15' 8" x 10' 7") Wood effect laminate flooring, radiator and 2uPVC double glazed windowa to the rear.

Dining Kitchen

4.78m x 2.93m (15' 8" x 9' 7") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated electric oven & hob with extractor over. Radiator, tiled flooring, ceiling spotlights and 2 uPVC double glazed windows to the front.



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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Second Floor

Primary Bedroom

3.23m x 2.93m (10' 7" x 9' 7") UPVC double glazed window to the front, wood effect laminate flooring, radiator and door to the en suite.

En Suite

2.93m x 1.55m (9' 7" x 5' 1") 3 piece suite in white comprising WC, pedestal sink unit land shower cubicle with mains shower over. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the front.

Bedroom 2

3.22m x 2.55m (10' 7" x 8' 4") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.22m x 2.23m (10' 7" x 7' 4") UPVC double glazed window to the rear and radiator.

Bathroom

2.08m x 1.87m (6' 10" x 6' 2") 3 piece suite in white comprising WC, wall mounted sink and bath with shower over. Wood effect laminate flooring, extractor fan and chrome heated towel rail.

Outside

To the front of the property a tarmac driveway provides off road parking and leads to the integral garage with up & over door and power. The rear garden comprises a timber decking seating area and turfed lawn. The garden is enclosed by timber fencing to the perimeter.