

Kirtley Close, Watnall, NG16 1FX

Offers Over £230,000



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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 End Town House
- 3/4 Bedrooms
- En Suite To Primary
- Downstairs WC & Utility Room
- Favoured School Catchments
- Countryside Walks Nearby
- Easy Access To Amenities & Key Road Links
- Viewing Advised

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 - 27663173

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



*** THREE STOREY GLORY *** This is one of those versatile homes which is arranged over 3 floors. 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 well presented and comprises in brief; entrance hall, downstairs wc, utility room and ground floor bedroom which could equally be used as a bedroom or 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 lawned rear garden is fairly easy maintenance, 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

Entrance door to the front, radiator and stairs to the first floor. Doors to the WC, study/bedroom 3 and utility room.

WC

WC, pedestal sink unit, radiator and ceiling spotlights.

Study/Bedroom 3

3.29m x 2.77m (10' 10" x 9' 1") UPVC double glazed window to the rear and radiator.

Utility Room

2.03m x 1.39m (6' 8" x 4' 7") Work surfaces incorporating an inset stainless steel sink & drainer unit, wall mounted boiler, tiled flooring and plumbing for washing machine. Door to the rear garden.

First Floor

Landing

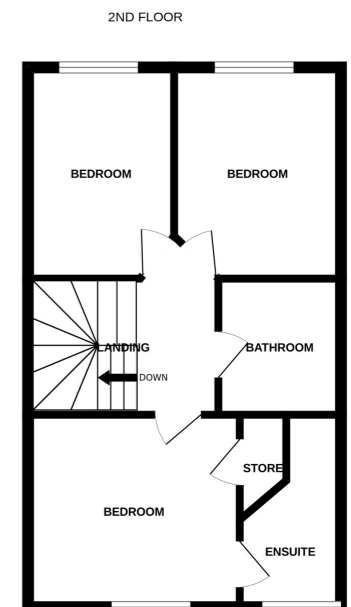
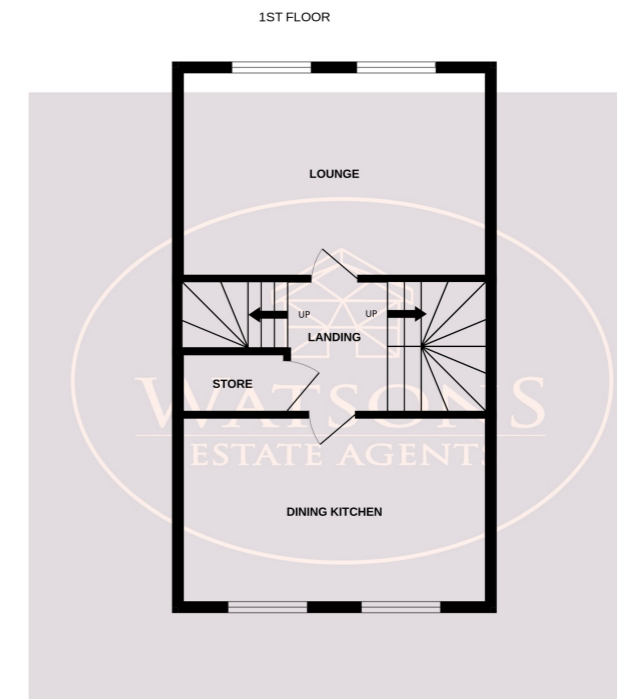
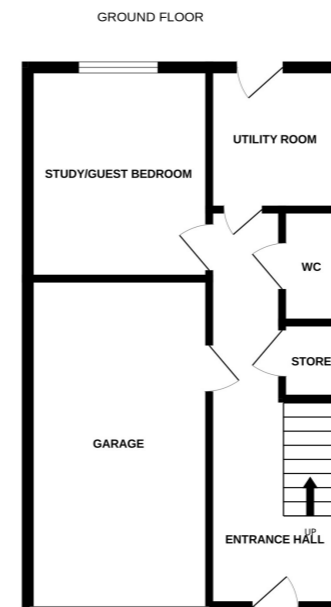
UPVC double glazed window to the side, airing cupboard housing the hot water tank, access to the attic and doors to the lounge and dining kitchen.

Lounge

4.93m x 3.38m (16' 2" x 11' 1") 2 uPVC double glazed windows to the rear, 2 radiators.

Dining Kitchen

4.88m x 2.89m (16' 0" x 9' 6") A range of matching high gloss wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for dishwasher. Tiled flooring, 2 radiators 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

Landing

Doors to primary bedroom and bedrooms 2 & 4 and bathroom. Access to the attic.

Primary Bedroom

3.42m x 2.9m (11' 3" x 9' 6") 2 uPVC double glazed windows to the front, built in wardrobe, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with mains fed shower over. Obscured uPVC double glazed window to the front and radiator.

Bedroom 2

3.44m x 2.48m (11' 3" x 8' 2") UPVC double glazed window to the rear and radiator.

Bedroom 4

3.43m x 2.33m (11' 3" x 7' 8") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Radiator and obscured uPVC double glazed window to the radiator.

Outside

To the front of the property is a turfed lawn. A tarmac driveway provides off road parking and leads to the integral garage with up & over door and power. The low maintenance rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs and is enclosed by timber fencing to the perimeter with gated access to the side.