

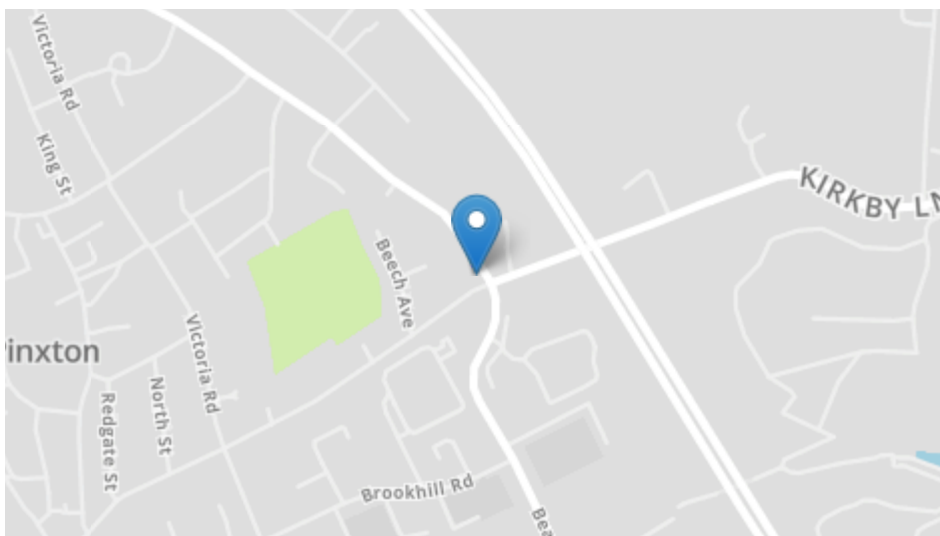
Wharf Road, Pinxton, NG16 6HA

Guide Price £210,000



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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	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached House
- 2 Double Bedrooms
- Modern Fitted Dining Kitchen
- Spacious Lounge
- Modern Bathroom With 4 Piece Suite
- Driveway
- Low Maintenance Gardens
- Easy Access To Amenities & Key Road Links Including M1 Motorway
- NO UPWARD CHAIN

Our Seller says....

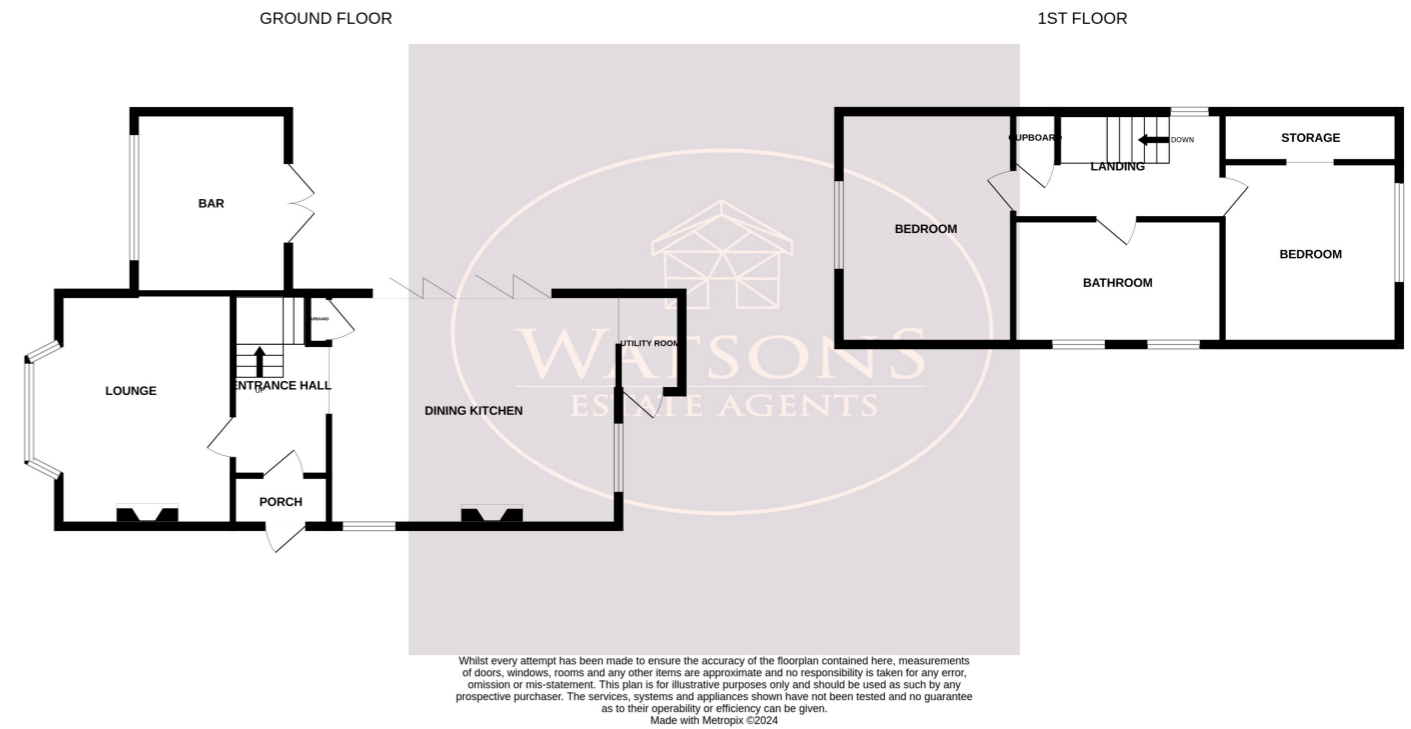
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 28297526

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 £210,000 - £220,000 *** STYLE WITH ALL THE SUBSTANCE *** Brought to the market with no upward chain, a home bursting with character in a convenient location in the village of Pinxton. With a stylish, recently fitted kitchen, and spacious living accommodation, move in and make this home your own. Briefly comprising; porch, entrance hallway, lounge with bay window, modern dining kitchen, utility room. To the first floor, two generous double bedrooms, and recently fitted four piece bathroom. Outside, the property sits on a superb plot, with wrap around low maintenance gardens, a driveway and an outside bar, perfect for entertaining. Located in the village of Pinxton, there are a range of amenities nearby including a shop and a handful of local pubs. For further shops there is the nearby town of Alfreton, while the surrounding villages offer countryside walks. Contact Watsons to arrange your viewing.

Ground Floor

Entrance Porch

Composite entrance door and 2 uPVC double glazed windows to the side. Tiled floor and wooden door to the entrance hall.

Entrance Hall

Wooden entrance door to the side, radiator, tiled floor, door to the lounge, opening to the kitchen and stairs to the first floor.

Lounge

4.55m x 4.23m (14' 11" x 13' 11") UPVC double glazed bay window to the front, radiator, laminate wood flooring and feature fireplace with wooden surround.

Dining Kitchen

4.94m x 4.52m (16' 2" x 14' 10") A range of matching wall & base units with worksurfaces incorporating an inset sink with mixer tap over. Integrated appliances including; fridge, dishwasher, and waist height double electric oven. Central island offering further storage and with worksurface incorporating an induction hob with island cooker hood over. Feature brick built fireplace surround with inset log burner, tiled flooring, radiator and ceiling spotlights. Door to understairs storage cupboard and opening to utility room. UPVC double glazed windows to the side and rear and Bi folding doors leading to the rear garden.

Utility Room

2.44m x 1.64m (8' 0" x 5' 5") Radiator, plumbing for washing machine and door to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, airing cupboard housing the combination boiler and, access to partly boarded attic. Doors to both bedrooms and the bathroom.

Bedroom 1

4.43m x 3.58m (14' 6" x 11' 9") 2 uPVC double glazed windows to the front, radiator, laminate wood flooring and fitted wardrobes.

Bedroom 2

4.45m x 3.63m (14' 7" x 11' 11") UPVC double glazed window to the rear, radiator, exposed wooden flooring and built in storage cupboard.

Bathroom

White 4 piece suite comprising wc, vanity sink unit, freestanding bath and walk in shower cubicle with mains fed rainfall shower. Chrome heated towel rail, ceiling spotlights and 2 obscured uPVC double glazed windows to the side.

Outside

The wrap around, low maintenance gardens are enclosed by a timber fencing and brick walls with trees offering privacy alongside. To the front of the property is a driveway with space for 2 vehicles and gravel area with pathway leading to the entrance door. The rear garden comprises of timber decking area leading to the outdoor bar measuring 3.45m x 2.76m (11' 4" x 9' 1") and fitted with power and lighting. To the side of the property is a paved patio area with flower bed borders housing a range of mature plants and shrubs.