

Fowler Mews, Watnall, NG16 1GF

Guide Price £425,000



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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			
		71	83
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- En Suite & Family Bathroom
- Downstairs WC
- Driveway & Garage
- Quiet Cul De Sac Position
- Favoured School Catchments
- Potential To Convert Garage & Attic (STPP)

Our Seller says....

"Fowler Mews is tucked away in a tranquil spot just off the main road. Our delightful private garden and spacious driveway are just a few of the treasures we relish here. Embrace the strong sense of community that permeates the area, where you're surrounded by friendly neighbours. With countryside walks right at your doorstep and easy access to the M1 and a bustling Retail Park nearby. Make yourself at home in our welcoming mews and experience the perfect blend of peace and accessibility."

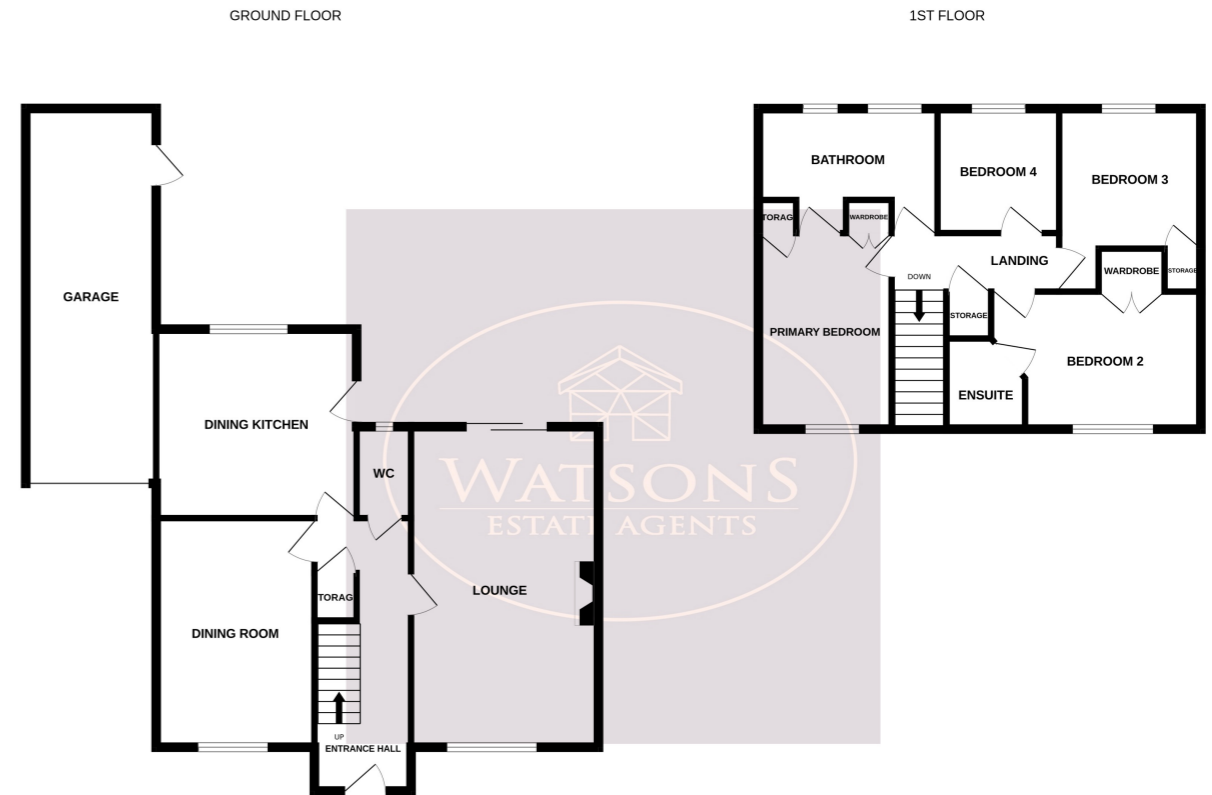
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27069841

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
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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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*** GUIDE PRICE £425,000 - £450,000 *** Fowler Mews is a small enclave of family homes in Watnall. This one will tick a lot of boxes for families and the location benefits from favoured school catchments. Viewing highly recommended. The accommodation offering the ability to convert the garage and attic (STPP) is very well presented throughout and comprises in brief: entrance hall, wc, lounge, dining room, dining kitchen, upstairs landing to the 4 bedrooms (3 double) and the family bathroom. Outside, the low maintenance rear garden enjoys a high level of privacy, whilst a brick paved driveway and garage to the front provide good off street parking. As well as all the shops & amenities nearby in Kimberley Town Centre, Watnall Green park across the road is a popular dog walking spot and there are great countryside walks too. The M1 motorway is less than 2 miles away. Call our sales team now to arrange your viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator, stairs to the first floor and doors to the WC, lounge, dining room, dining kitchen and understairs storage cupboard.

WC

WC, vanity sink unit, chrome heated towel rail and obscured UPVC double glazed window to the rear.

Lounge

6.01m x 3.50m (19' 9" x 11' 6") UPVC double glazed window to the front, 2 radiators and UPVC double glazed patio doors to the rear garden. Feature fireplace with marble surround & hearth and inset fire.

Dining Room

3.85m x 2.92m (12' 8" x 9' 7") UPVC double glazed window to the front and radiator.

Dining Kitchen

4.16m x 3.36m (13' 8" x 11' 0") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Range style cooker with extractor over. Integrated appliances to include: fridge freezer, washing machine, dishwasher and microwave. Under cabinet wine chiller, boiler (newly installed in 2021) and under cabinet lights. Central island offering further storage space, ceiling spotlights, radiator, UPVC double glazed window to the rear and composite door to the side.

First Floor

Landing

Doors to all bedrooms and bathroom. Airing cupboard housing the hot water tank. Access to the attic.

Primary Bedroom

3.67m x 2.6m (12' 0" x 8' 6") UPVC double glazed window to the front, single and double fitted wardrobes, radiator and door to the bathroom.

Bathroom

4 piece suite in white comprising WC, wall mounted vanity shelf with basin, corner bath and large shower cubicle. Modern mirrored radiator, extractor fan and ceiling spotlights. 2 obscured UPVC double glazed windows to the rear.

Bedroom 2

3.55m x 2.98m (11' 8" x 9' 9") UPVC double glazed window to the front, fitted wardrobe and radiator. Door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Radiator and extractor fan.

Bedroom 3

2.65m x 2.58m (8' 8" x 8' 6") UPVC double glazed window to the rear, storage cupboard and radiator.

Bedroom 4

2.36m x 2.17m (7' 9" x 7' 1") UPVC double glazed window to the rear and radiator.

Outside

To the front of the property are plum slate borders. A brick paved driveway provides ample off road parking and leads to the garage with up & over door and with light and power. The rear garden offers a high level of privacy and comprises a paved patio, turfed lawn, flower bed borders with a range of plants and shrubs and is enclosed by wall and timber fencing to the perimeter. There is access to the front and rear of the property via the side gates and there is ample storage in this space for bins.