

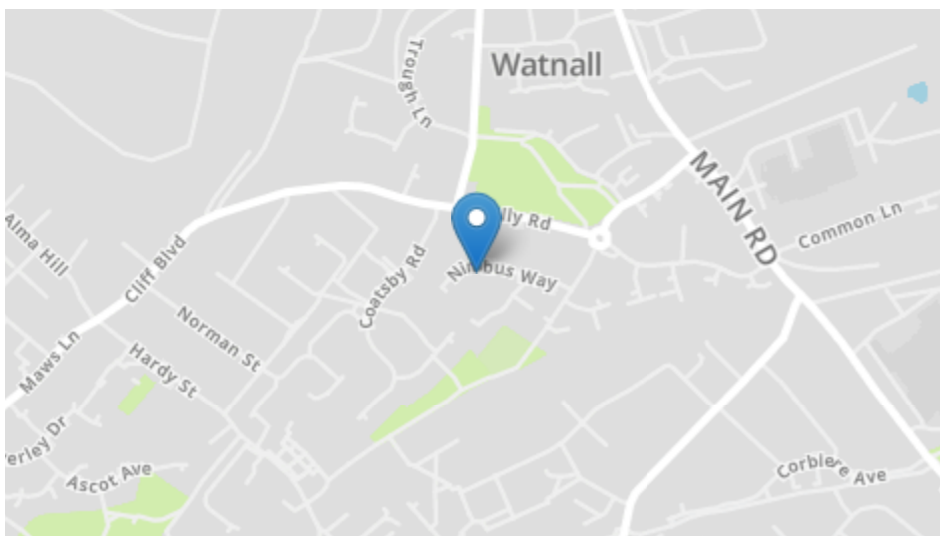
Nimbus Way, Watnall, NG16 1FP

Offers Over £395,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 4 Bedrooms
- En Suite To Primary Bedroom
- Downstairs WC & Utility Room
- Off Road Parking & Garage Store
- Favoured School Catchment
- Short Drive To Kimberley Town Centre
- Popular Residential Location

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 - 26371188

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



*** FAMILY FAVOURITE *** Viewing of this four bedroom detached home in Watnall is HIGHLY RECOMMENDED. Superbly presented throughout and with favoured school catchments, it will tick a lot of boxes for families. The accommodation comprises in brief: entrance hall, wc, lounge, open plan dining kitchen (with bi-fold doors leading out to the rear garden) and separate utility room. Upstairs, the landing gives access to the 4 good size bedrooms (en suite to primary bedroom) and the family bathroom. The rear garden offers a high level of privacy, whilst the driveway and garage to the front provide good off street parking. This quiet cul-de-sac location is particularly desirable and there is also easy access to a wide range of amenities. Call our sales team (until 8pm, 7 days) to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, ceiling spotlights, wood effect laminate flooring with under floor heating. Stairs to the first floor and doors to the WC, storage cupboard, lounge and dining kitchen.

WC

WC, sink and radiator.

Lounge

4.88m x 3.23m (16' 0" x 10' 7") UPVC double glazed bay window to the front, feature fire place with inset space for fire, under floor heating and French doors leading to the dining kitchen.

Dining Kitchen

8.0m x 3.77m (26' 3" x 12' 4") A range of matching high gloss wall & base units. Central island offering further storage space and with inset stainless steel sink & drainer unit and wine cooler. Integrated appliances to include: waist height double electric oven & hob with extractor over and dishwasher. Breakfast bar, integrated boiler, wood effect laminate flooring with under floor heating, ceiling spotlights. Door to the utility room, bi folding doors leading to the rear garden and French doors from the dining area leading to the rear garden.

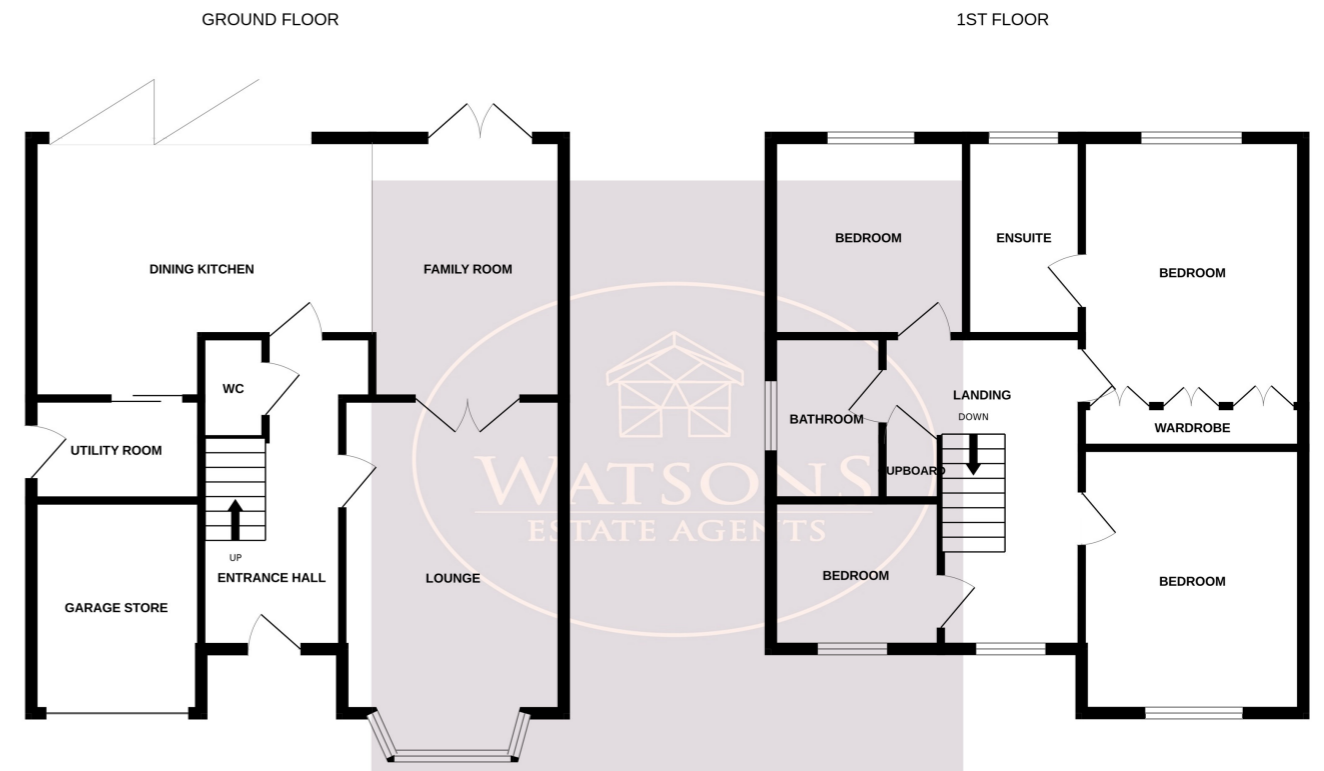
Utility Area

2.44m x 1.45m (8' 0" x 4' 9") Plumbing for washing machine, wood effect laminate flooring and door to the side.

First Floor

Landing

UPVC double glazed window to the front, radiator, access to the attic and door to all bedrooms and bathroom.



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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Primary Bedroom

3.86m x 3.25m (12' 8" x 10' 8") UPVC double glazed window to the rear, a range of fitted wardrobes, radiator and door to the en suite.

En Suite

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

Bedroom 2

3.84m x 3.23m (12' 7" x 10' 7") UPVC double glazed window to the front and radiator.

Bedroom 3

2.87m x 2.77m (9' 5" x 9' 1") UPVC double glazed window to the rear and radiator.

Bedroom 4

2.57m x 2.26m (8' 5" x 7' 5") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Radiator, mirrored lighting and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a tarmac driveway providing ample off road parking and leads to the garage store with up & over door and power. Other features include an electric car charging point. The rear garden offers good level of privacy and comprises a paved patio, water feature, outside power points and steps up to the turfed lawn. The garden is enclosed by timber fencing to the perimeter with gated access to the side.