

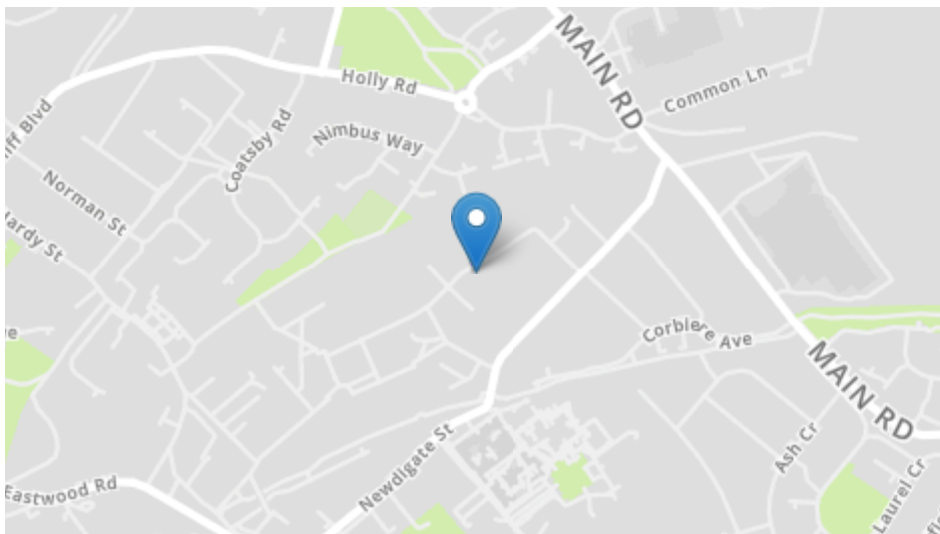
Chilton Drive, Watnall, Nottingham, NG16 1HL

Offers Over £280,000



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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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	83
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 26048144

Our Seller says....

- Extended Semi Detached Family Home
- 4 Double Bedrooms
- Open Plan Dining Kitchen
- Utility & Downstairs WC
- Conservatory
- Driveway & Garage
- Private Rear Garden
- Well Presented Throughout
- Walking Distance To Kimberley Town Centre

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



*** STUNNING FAMILY HOME *** This extended semi detached in the sought after area of Watnall, has undergone a complete refurbishment by our sellers and would make an excellent choice for a family looking for a long term home. The accommodation comprises in brief; entrance porch, entrance hall, lounge, conservatory and open plan dining kitchen. On the first floor, the landing leads to the four bedrooms - 3 of which benefit from fitted wardrobes - and the family bathroom which is fitted with a modern white suite. Outside, the rear garden is well maintained and comprises of a lawn with sleeper bed borders and a raised decking area with inset LED lighting. The garden offers an excellent level of privacy and has a tree lined outlook. To the front of the property a driveway provides off road parking and leads to a single garage with up & over door. For more information or to book your viewing, call our team.

Ground Floor

Entrance Porch

Entrance door, 2 fitted cloakrooms, luxury vinyl tiles and door to the entrance hall.

Entrance Hall

Stairs to the first floor, under stairs storage cupboard, solid oak flooring, radiator and doors to the lounge and dining kitchen.

Lounge

6.1m x 3.36m (2.89m min) (20' 0" x 11' 0") UPVC double glazed bay window to the front, Inglenook fire place with inset multifuel burner and sliding patio doors to the conservatory.

Conservatory

2.68m x 2.78m (8' 10" x 9' 1") Brick & uPVC double glazed construction, wood effect laminate flooring, radiator and French doors to the rear garden.

Kitchen

2.87m x 2.46m (9' 5" x 8' 1") A range of matching wall & base units, work surfaces incorporating an inset Belfast sink. Integrated appliances to include waist height electric double oven, 5 ring gas hob, dishwasher and fridge. Luxury vinyl tiles, radiator, uPVC double glazed window to the rear and open plan to the dining area. Door to the utility room/WC.

Utility Room/WC

3.34m (to the wall) x 1.5m (10' 11" x 4' 11") A range of matching wall & base units with integrated microwave, solid wood work surfaces incorporating a table top sink bowl. Plumbing for washing machine, WC, automatic ceiling spotlights and luxury vinyl tiles.

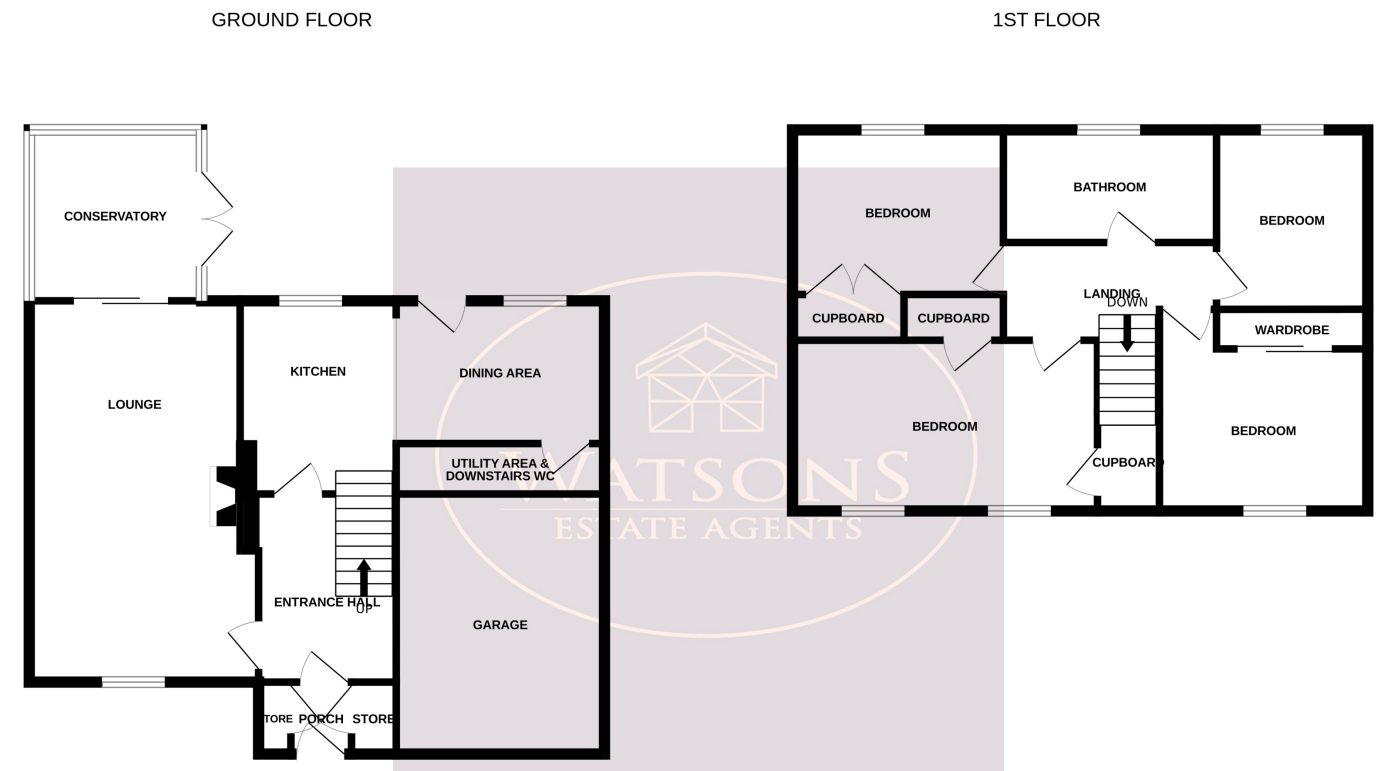
Dining Area

3.36m x 2.64m (11' 0" x 8' 8") UPVC double glazed window to the rear, luxury vinyl tiles, radiator and door to the rear garden.

First Floor

Landing

Access to the attic (fully boarded with power) and doors 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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Bedroom 1

4.6m x 2.76m (15' 1" x 9' 1") 2 uPVC double glazed windows to the front, radiator and 2 built in storage cupboards/wardrobes.

Bedroom 2

3.5m x 2.7m (11' 6" x 8' 10") UPVC double glazed window to the rear, airing cupboard housing the Worcester Bosch combination boiler, built in storage cupboard/wardrobe and radiator.

Bedroom 3

3.4m x 3.36m (11' 2" x 11' 0") UPVC double glazed window to the front, radiator and fitted wardrobes with mirrored sliding doors.

Bedroom 4

2.78m x 2.43m (9' 1" x 8' 0") UPVC double glazed window to the rear and radiator.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and shower cubicle with electric shower. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property a paved driveway provides off road parking and leads to the integral garage (measuring 3.57 x 3.32m) with up & over door, light and power. The rear garden offers a good level of privacy and comprises of 2 paved patio areas, lawn and a timber decking section with inset LED lights. The garden is bordered by railway sleeper bed containing a range of flower, plants & shrubs. Timber fencing encloses the garden and allows gated access to the front. Further features include fitted post lights, external power sockets and a shed with power points.