

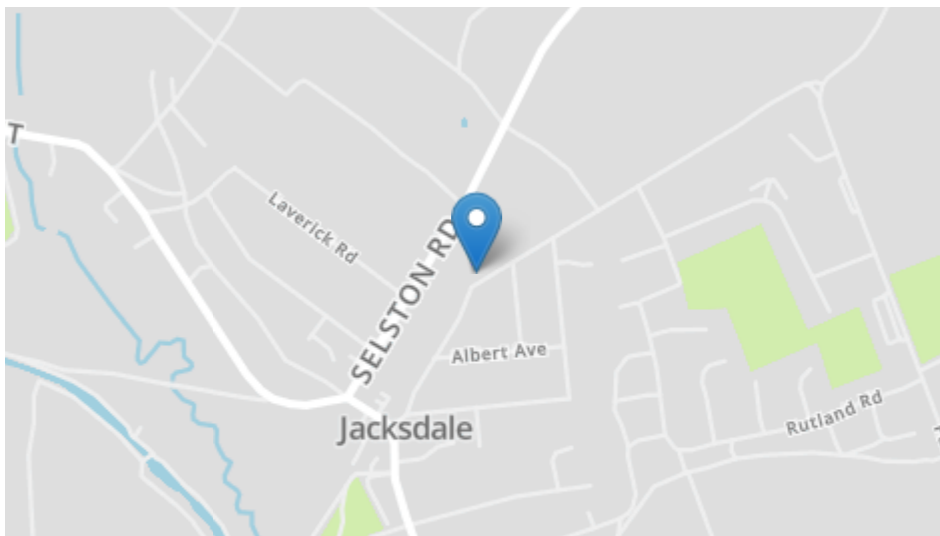
Wagstaff Lane, Jacksdale, NG16 5JL

Offers Over £400,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		70	84
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Extended Detached Bungalow
- 4 Bedrooms
- Open Plan Lounge Diner
- Shower Room & Bathroom
- Open Views To The Rear
- Generous Rear Garden
- Driveway & Garage
- Popular Village 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 - 27132411

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



\*\*\* THE ULTIMATE FOREVER HOME \*\*\* This EXTENDED & CHAIN FREE home in Jacksdale is no ordinary bungalow. With 4 bedrooms (3 DOUBLE) and a large plot with superb open views, there is great space to make this a fantastic family home. The accommodation in brief comprises; lounge, dining kitchen, inner hall to the 4 bedrooms, family bathroom and shower room. On a lower level alongside, is access to the garage and storage space which many may appreciate if down-sizing from a larger family home. Outside, the generous plot provides a good amount of off street parking, whilst the lawned rear not only has a high level of privacy - it enjoys the most amazing views over the adjoining countryside. If you're looking for a property with scope to make it your own then this bungalow ticks every single box. With ample space as well as a great size plot - the options are endless! The village of Jacksdale is a popular village with local amenities and easy access to key road links including the A38 & M1 motorway. For those that enjoy the outdoors, endless countryside is right on the doorstep. Call our sales team now to arrange a viewing.

### Lounge

5.03m x 3.75m (16' 6" x 12' 4") UPVC double glazed window to the front, log burner, radiator and wood effect laminate flooring.

### Dining Kitchen

5.3m x 3.48m (3.82m max) (17' 5" x 11' 5") A range of matching high gloss wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include electric oven & hob with extractor over. Plumbing for washing machine & dishwasher. UPVC double glazed window to the rear with open views. Ceiling spotlights, vertical radiator. Built in storage cupboard/walk in pantry housing the boiler. Open to the dining area and French doors to the rear garden and lounge. Door to the inner hall.

### Inner Hall

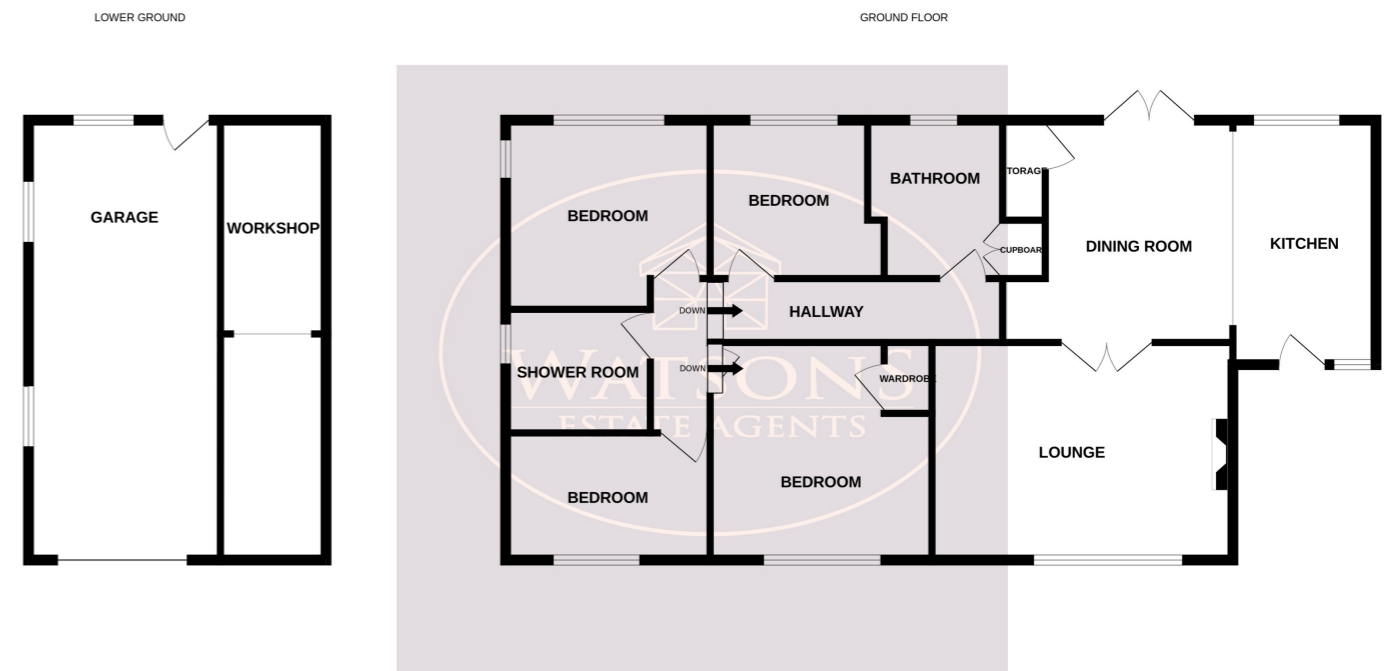
Doors to all bedrooms, bathroom and shower room. Access to the attic (partly boarded with drop down ladder).

### Bedroom 1

3.7m x 3.67m (12' 2" x 12' 0") UPVC double glazed window to the front, radiator and walk in wardrobe.

### Bedroom 2

3.41m x 3.14m (11' 2" x 10' 4") UPVC double glazed window to the rear with open views, wood effect laminate flooring and radiator.



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 3

2.97m x 2.6m (9' 9" x 8' 6") UPVC double glazed window to the rear with open views and radiator.

### Bedroom 4

3.47m x 2.14m (11' 5" x 7' 0") UPVC double glazed windows to the front & side, wood effect laminate flooring and radiator.

### Shower Room

3 piece suite in white comprising: concealed cistern WC, vanity sink unit and shower cubicle with electric shower over. Obscured uPVC double glazed window to the rear, extractor fan and chrome heated towel rail.

### Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath. Chrome heated towel rail, ceiling spotlights, extractor fan, obscured uPVC double glazed window to the rear, airing cupboard housing the hot water tank and feature ceiling beams.

### Outside

To the front of the property is a turfed lawn and flower bed borders with a range of plants & shrubs. A concrete driveway provides ample off road parking and leads to the garage and adjoining workshop measuring 7.36m x 3.21m with up and over door and power. The rear garden offers a good level of privacy with open countryside views and comprises a paved patio, timber decking seating area with timber built summer house, turfed lawn, external tap & power point and is enclosed by hedge & timber fencing to the perimeter.