

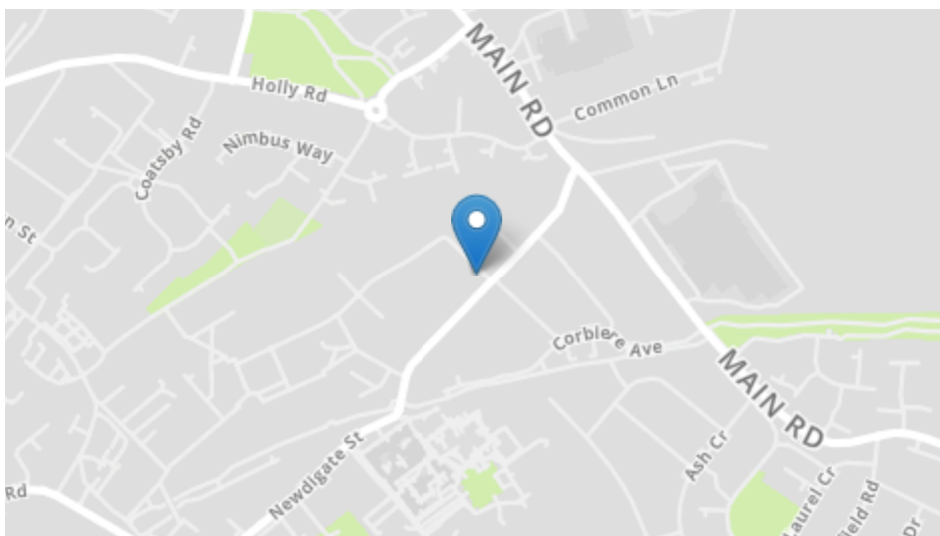
Newdigate Road, Watnall, NG16 1HN

Guide Price £375,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached House
- 4 Bedrooms
- 2 Reception Rooms
- Downstairs Shower Room & WC and First Floor Shower Room
- Off Road Parking & Garage
- Private Rear Garden
- Walking Distance To Kimberley Town Centre
- No Upward Chain

Our Seller says....

"This has been a really good family home. Very handy location, lovely neighbours, great garden - not overlooked. Always has felt spacious, with lots of light and high ceilings. Loved living here so much that it has not been on the market for almost 50 years. It has been well maintained, and we know it has real potential for someone to update and add their own style."

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 - 27027034

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 £375,000 - £400,000 *** ** MAKE IT YOUR OWN! *** This EXTENDED 4 bed detached home occupies a prime spot in Watnall within walking distance of both Kimberley Town Centre and The Kimberley School. The traditional presentation gives an excellent opportunity to acquire a spacious family home in a prime location that you can make your own and add value. In brief, the accommodation comprises: porch, entrance hall, open plan lounge diner, kitchen, shower room and rear lobby with access to a downstairs wc. Upstairs, the split landing leads to the 4 bedrooms (3 DOUBLE) and family shower room. Outside, the rear garden is a strong feature of this family home and will be an wonderful space for children and pets to enjoy the Spring & Summer months with good privacy. Set back somewhat from the road, there is also quite a generous frontage which provides an abundance of off street parking, including garage. As well as all the amenities of Kimberley, there are lovely countryside walks nearby and easy access to key road links including the A610 & M1 motorway. Call our sales team now to arrange a viewing to see the potential.

Ground Floor

Porch

UPVC double glazed windows & entrance door, wooden door to the entrance hall.

Entrance Hall

Stairs to the first floor, radiator and doors to the lounge/diner and kitchen.

Lounge Area

4.05m into the bay x 3.9m (13' 3" x 12' 10") UPVC double glazed bay window to the front and radiator.

Dining Area

4.3m into the bay x 4.02m (14' 1" x 13' 2") UPVC double glazed bay window to the rear, traditional fire place with inset space for fire, radiator and open to the lounge area.

Kitchen

5.23m x 3.04m (17' 2" x 10' 0") A range of matching wall & base units, work surfaces incorporating an inset one & quarter bowl stainless steel sink & drainer unit. Integrated appliances to include electric oven & hob with extractor over and washing machine. Walk in pantry, wall mounted combination boiler, single glazed wooden windows to the rear and side. Door to the shower room.

Shower Room

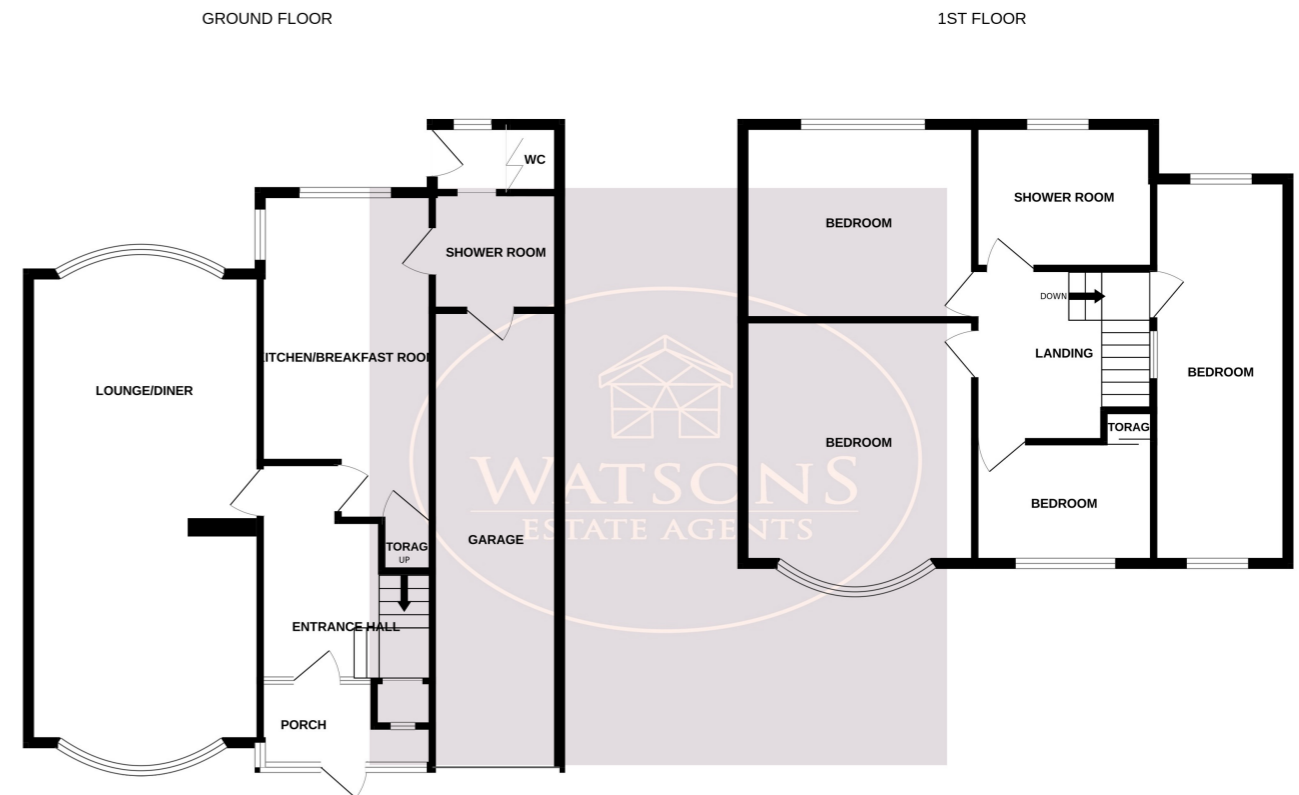
Corner shower cubicle with electric shower over. Door to the rear lobby.

Rear Lobby

Door to the WC , rear garden and garage. Obscured uPVC double glazed window to the rear.

WC

WC.



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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First Floor

Landing

Doors to all bedrooms and shower room.

Bedroom 1

3.89m into the bay x 3.85m (12' 9" x 12' 8") UPVC double glazed bay window to the front and radiator.

Bedroom 2

6.32m x 2.17m (20' 9" x 7' 1") UPVC double glazed windows to the front & rear and 2 radiators.

Bedroom 3

3.82m x 3.18m (12' 6" x 10' 5") UPVC double glazed window to the rear and radiator.

Bedroom 4

2.91m x 1.95m (9' 7" x 6' 5") UPVC double glazed window to the front, fitted wardrobe, radiator, access to the attic and radiator.

Shower Room

3 piece suite comprising WC, pedestal sink unit and walk in shower with dual rainfall effect shower. Radiator, obscured wooden double glazed window to the rear and extractor fan.

Outside

To the front of the property is a tarmac driveway offering ample off road parking, leading to the garage measuring 5.0m x 2.2m with wooden double doors and power. Turfed lawn and flower bed borders with a range of plants & shrubs. The rear garden offers a good level of privacy and comprises a paved patio, generous turfed lawn, flower bed borders with a range of mature plants & shrubs, vegetable patch and an aluminium shed to the bottom. The garden is enclosed by hedge borders to the perimeter with gated access to the side.