

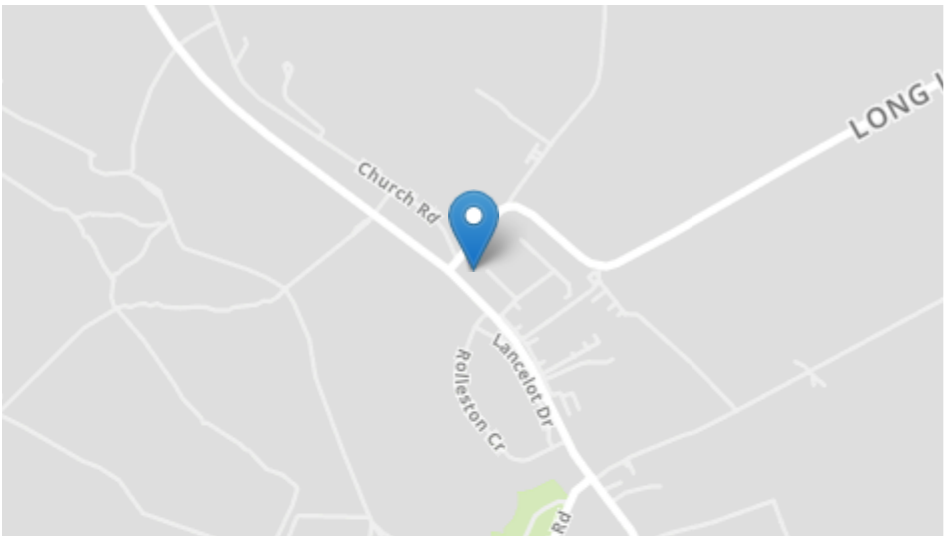
Main Road, Watnall, NG16 1HT

£750,000



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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		
	61	84
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 - 28952405



- Extended Detached Family Home
- 6 Bedrooms
- 2 Reception Rooms
- Utility Room & Downstairs Shower Room
- 1st Floor & 2nd Floor Shower Rooms
- Off Road Parking & Double Garage
- 1/2 An Acre Plot
- Sought After Location

Our Seller says....  
“This has been our perfect home for 28 years especially after adding our wonderful extension in keeping with our Scandinavian roots. The garden has been our space to relax and enjoy time with family and friends and having beautiful countryside on our doorstep has made such a difference to our daily life”

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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0115 938 5577  
8am-8pm - 7days



\*\*\* DREAM HOME IN WATNALL \*\*\* Something very special on Main Road. A wonderful, extended detached family home, sitting on an approximate half acre plot, boasting six bedrooms, spacious accommodation set over three floors including two reception rooms, three shower rooms, a detached double garage and stunning private and mature gardens to the front and rear, located in this desirable position in Watnall. A real feature of this home is the rear extension which has created a large, open plan breakfast kitchen, utility and downstairs bathroom. Contemporary in design and clad in zinc, a truly unique living space to enjoy with family and friends. Briefly comprising; storm porch, entrance hallway, dining room, lounge, inner hallway, utility room, breakfast kitchen, shower room, rear lobby. To the first floor, four bedrooms and shower room. To the second floor, a further two bedrooms and shower room. Outside, the property is set back from the road, in all sitting on a fabulous half acre plot with gardens to the front and rear, driveway, detached garage, and outside store. Sitting in a wonderful position in the sought after village of Watnall, a handful of village pubs are close by, along with the town of Kimberley where a range of shops and amenities are found. The property lies close to favoured schools, along with excellent transport links providing easy access to the surrounding villages and towns, along with Nottingham City Centre. Positioned right on the edge of fantastic DH Lawrence country side with walks and bike lanes right outside the door. Contact Watsons to arrange a viewing.

<b>Ground Floor</b>
<b>Storm Porch</b>
UPVC double glazed door to the front, door to the entrance hall.
<b>Entrance Hall</b>
Stairs to the first floor, radiator, door to the storage cupboard, lounge and dining room.
<b>Lounge</b>
7.64m x 3.98m (25' 1" x 13' 1") UPVC double glazed bay window to the front, 3 uPVC double glazed windows to the side. Wooden flooring, radiator, feature fire place. French doors to the dining kitchen and door to the entrance hall.
<b>Dining Room</b>
4.65m x 4.04m (15' 3" x 13' 3") UPVC double glazed bay window to the front, exposed wooden flooring and radiator. Doors to the dining kitchen and entrance hall.
<b>Breakfast Kitchen</b>
7.49m x 3.9m (24' 7" x 12' 10") A range of matching wall & base unit, quartz work surfaces incorporating an inset sink & drainer unit with Quooker tap. Integrated appliances to include: dishwasher, fan oven, steam oven and gas hob with extractor over. Plumbing and wiring for an American style fridge freezer, slate tiled flooring, ceiling spotlights, Under floor piped heating, vaulted ceiling, uPVC double glazed windows to the rear & side and doors utility room, shower room, dining room and rear lobby.
<b>Utility Room</b>
4.38m x 2.95m (14' 4" x 9' 8") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Plumbing for washing machine & tumble. Under floor piped heating system and uPVC double glazed window to the side.
<b>Shower Room</b>
3 piece suite in white comprising WC, feature wall mounted sink and shower cubicle. Under floor piped heating system, ceiling spotlights and obscured uPVC double glazed window to the side.
<b>Rear Lobby</b>
Slate tiled flooring, skylight, ceiling spotlights and doors to the driveway and rear garden.
<b>First Floor</b>
<b>Landing</b>
UPVC double glazed window to the rear, stairs to the second floor and doors to bedrooms 1, 2, 3 & 4 and shower room.
<b>Bedroom 1</b>
4.78m x 4.15m (15' 8" x 13' 7") UPVC double glazed window to the front, a range of fitted wardrobes and radiator.
<b>Bedroom 2</b>
4.61m x 4.08m (15' 1" x 13' 5") UPVC double glazed window to the front, fitted wardrobe and radiator.



	<small>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. Made with Metropix ©2025</small>
<b>Bedroom 3</b>	
3.99m x 2.54m (13' 1" x 8' 4") UPVC double glazed window to the rear, storage cupboard and radiator.	
<b>Bedroom 4</b>	
4.02m x 2.35m (13' 2" x 7' 9") UPVC double glazed window to the rear and radiator.	
<b>Shower Room</b>	
3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Tiled flooring, radiator and obscured uPVC double glazed window to the front.	
<b>Second Floor</b>	
<b>Landing</b>	
Doors to bedrooms 5 & 6 and shower room.	
<b>Bedroom 5</b>	
4.15m x 3.93m (13' 7" x 12' 11") UPVC double glazed window to the side, 2 velux windows, eaves storage and radiator.	
<b>Bedroom 6</b>	
3.51m x 3.3m (11' 6" x 10' 10") UPVC double glazed window to the side, velux window, sliding door wardrobes, eaves storage and radiator.	
<b>Shower Room</b>	
3 piece suite in white comprising WC, feature sink and shower cubicle. Chrome heated towel rail.	
<b>Outside</b>	
To the front of the property is a generous lawn, flower bed borders with a range of mature plants, shrubs and trees and access to the front of the property. To the back of the property is a brick paved driveway providing ample off road parking leading to the double garage with up & over doors and power. To the side of the garage is a newer brick built store room offering further storage space. The rear garden comprises a generous turfed lawn with flower bed borders, mature trees and shrubs. There is an uncovered pergola which catches the morning sun and a newer large paved seating area for catching the afternoon/evening sun and watching the sunset over the fields. The gardens are enclosed by hedge borders and original stonewall to the perimeter with gated access to the front and side.	