

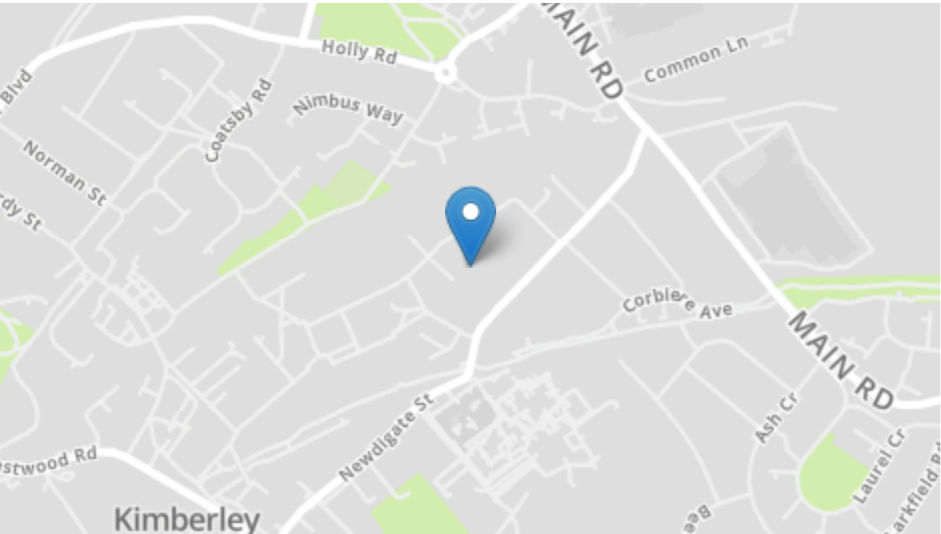
Butterfield Court, Watnall, NG16 1JH

Offers Over £190,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 - 28824513



- Semi Detached Family Home
- 3 Bedrooms
- Downstairs WC
- Generous Lounge Diner
- Popular Residential Location
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Favoured School Catchments

Our Seller says....

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



*** GET IN QUICK! *** If you have a limited budget and thought you can't get a good size well maintained property in Watnall with downstairs wc? Think again! This 3 bed semi is a great chance for 1st or 2nd time buyers to get just that. In brief, the generous accommodation comprises: porch, entrance hall, wc, lounge/diner, dining kitchen, upstairs landing to the 3 good size bedrooms and family bathroom. Outside, to the rear you will find a particularly appealing lawned garden which doesn't require too much maintenance. The location is within walking distance from all the amenities of Kimberley Town Centre, the recently upgraded pubs of Watnall Village, as well as favoured schools. The M1 motorway is also just a 5 minute drive away. We expect this to be popular, so call our team NOW to arrange a viewing.

Ground Floor

Porch

Generous brick built porch with obscured uPVC double glazed window and door. Door to the entrance hall.

Entrance Hall

Stairs to the first floor. Doors to the WC, lounge/diner and kitchen.

WC

Obscured uPVC double glazed window to the front. WC, pedestal sink unit and radiator.

Lounge/Diner

5.71m x 4.47m (18' 9" x 14' 8") UPVC double glazed sliding patio doors to the rear garden, ceiling coving, radiator and door to the storage cupboard.

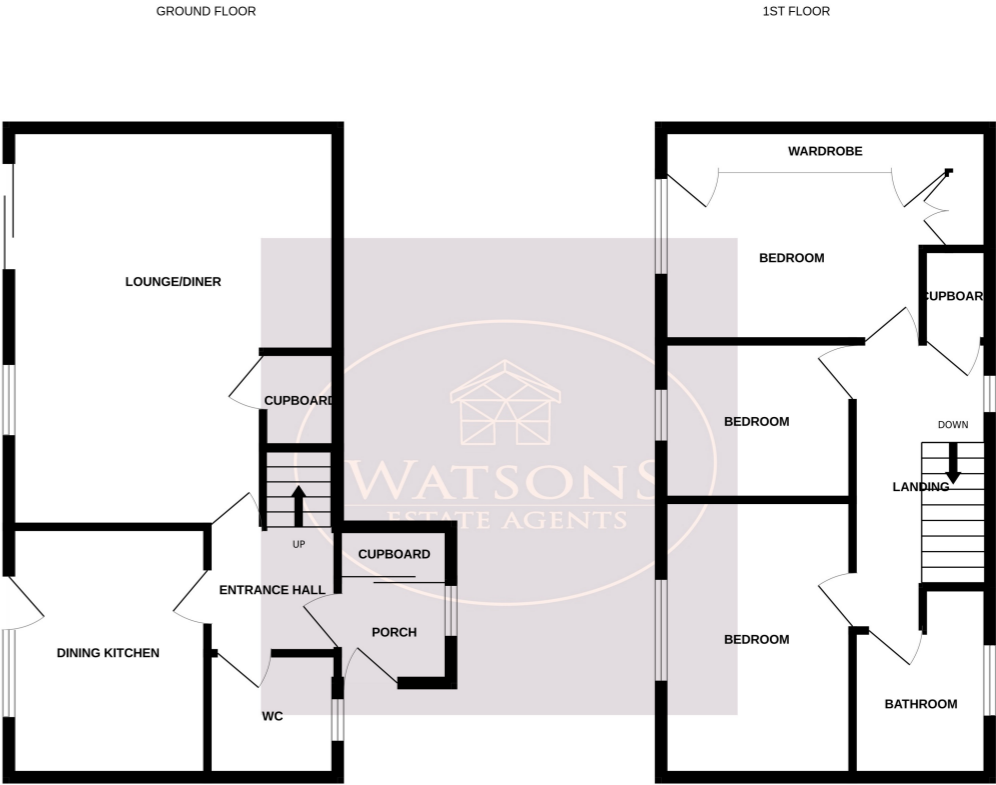
Dining Kitchen

3.58m x 2.62m (11' 9" x 8' 7") A range of matching wall & base units with downlighting, work surfaces incorporating an inset sink & drainer unit. Integrated electric oven & 4 ring hob with extractor over. Plumbing for washing machine, ceiling spotlights, tiled flooring and radiator. UPVC double glazed window to the rear and door to the rear garden.

First Floor

Landing

UPVC double glazed window to the front, doors to all bedrooms and bathroom. 2 storage cupboards.



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

3.58m x 2.97m (11' 9" x 9' 9") UPVC double glazed window to the rear, a range of fitted wardrobes and radiator.

Bedroom 2

4.14m x 2.64m (13' 7" x 8' 8") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.64m x 2.16m (8' 8" x 7' 1") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Obscured uPVC double glazed window to the front and chrome heated towel rail.

Outside

To the rear of the property is a well maintained lawn, paved patio seating area, flower bed borders with a range of plants & shrubs and timber built shed. The garden is enclosed by timber fencing to the perimeter and gated access to the side.