



Offers In The Region Of £390,000 Freehold

WATNALL ROAD | HUCKNALL | NOTTINGHAM | NG15 6EP

BuckleyBrown
ESTATE AGENTS

This truly incredible four-bedroom semi-detached property on Watnall Road occupies an exceptional plot, boasting 1/3 of an acre of land with recently built garden room. The 1930s-built property is in a fantastic location and has been extensively modernised to accommodate 21st-century family living.

There's a wonderful garden, which is a credit to its current owners, boasting a large grassed area ending in a pergola, followed by raised bed vegetable plots, a wildflower meadow and areas for animals - goats, pigs, chickens, ducks and geese have been raised there in the near past.

Upon entry, you will be welcomed into a spacious hallway and from here you will find a large lounge with a log burner; a lovely feature in this room. Next door you will find a second reception room, which is currently used as an office and which is big enough for use as a second lounge, studio, downstairs bedroom or playroom.

Now let's head into our favourite part of the home: the open plan kitchen/diner/garden room.

As soon as you walk into this room you will be impressed with the space on offer. It has been designed to suit a modern family and comes complete with a range of stylish units and cabinets, as well as an island with built-in breakfast bar, all topped in Brazilian granite, and ample work surface, allowing you to showcase your culinary skills.

There is a spacious dining area and incredibly light and airy garden room with six windows and bi-fold doors, which lead outside to a recently refurbished sun terrace. It all makes this home perfect for entertaining! Completing the ground floor is a WC, with potential for a walk-in shower/wet room.

Upstairs you will find four beautifully presented bedrooms, three of which are large doubles, and all of which have been kept to a pristine standard. You will find a modern family bathroom off the landing. There is also a separate WC for added convenience.

You must see this home to truly appreciate what's on offer, so call today!





Entrance Hallway

With staircase leading to the first floor and access to:

Living Room 11'7" x 13'9"

With working log burner fireplace with slate mantle and bay window to the front elevation

Office 10'5" x 11'10"

With original wooden floorboards and window to the front elevation

WC

Complete with low flush WC and floating wash hand basin, with potential for a walk-in shower/wetroom.

Kitchen 10'9" x 13'2"

Complete with a range of stylish Wren units and cabinetry with complementary Brazilian granite worktops and black composite sink, it is fitted with a range of integrated top quality appliances, including Zanussi and AEG dishwasher, washer drier, microwave,

fridge-freezer and oven. The island has a large induction hob, built-in breakfast bar, ample work surface area and cupboards and drawers.

Dining Room 7'2" x 10'9"

With a large window to the rear garden and space for an eight-seater table.

Garden Room 12'1" x 13'2"

Accessed through the kitchen, it has side two windows to the garden, with its main feature bi-folding doors, which open up the entire back of the house.

Landing

With access to;

Bedroom One 10'9" x 14'9"

A double bedroom with large windows overlooking the rear garden

Bedroom Two 11'10" x 12'5"

Another double bedroom with window to the front



Bedroom Three 11'9" x 12'5"

A third double bedroom with window to the front

Bedroom Four 6'7" x 7'2"

A single bedroom with window to the side elevation

Bathroom 7'3" x 10'11"

Complete with corner bath, double wash hand basin, low flush WC, enclosed shower, built-in cupboards and window overlooking the rear garden

WC

With low flush WC, wash hand basin and extractor fan

Outside

With a spacious driveway to the front allowing for ample off-street parking (upto seven cars) and a recently installed composite gate providing access to the rear garden.

The rear garden is 1/3 of an acre and well

established. Past the paved sun terrace, the first third of the garden is mainly laid to lawn, with mature planting and fence surround offering a degree of privacy. Past the pergola, the next third has a large potting shed and raised vegetable beds leading to a wildflower meadow and chicken pen. The final third features outbuildings (used for animal husbandry), plum, damson and apple trees, a very well established beech tree, pens and a large concrete workshop (approx the size of three garages). The property boasts gas central heating and a recently installed boiler.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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ROAD | HUCKNALL | NOTTIN
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BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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