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5 Kirtley Close, Watnall, Nottinghamshire, NG16 1FX

01509 600610 sinclairestateagents.co.uk

Offers In The Region Of
£435,000

Property at a glance

- Five Bedrooms
- Three Bathrooms
- Cul-de-Sac Location
- Council Tax Band*: F
- Master Bedroom with Dressing Area
- Tandem Driveway & Tandem Garage
- No Upward Chain
- Price: £435,000

Overview

A spacious five bedroom detached family house in a modern development within Watnall which is conveniently located for commuters with good access to the M1 and Nottingham city centre whilst enjoying a semi rural greenbelt aspect. The property comprises in brief; entrance hall, fitted dining kitchen, utility room, downstairs WC, family living room and separate dining room. To the first floor there are three bedrooms including the master bedroom with dressing area and en-suite bathroom and a family bathroom. On the second floor there are two further bedrooms and a shower room. Outside there is a tandem driveway, double tandem garage and garden front. To the rear there is a garden laid to lawn with large decked area.

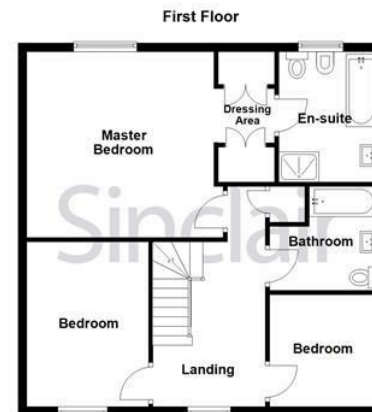
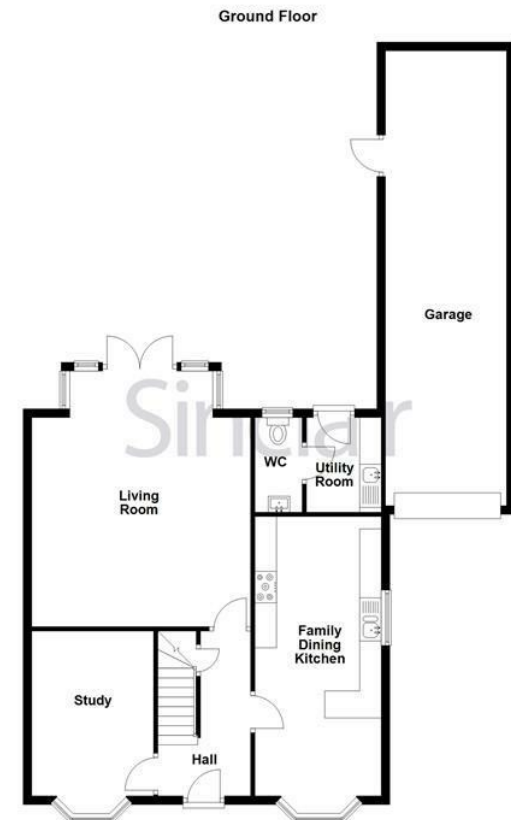
Location**

The property is only a stones throw away from Watnall Green providing access to an amazing outdoor area and countryside walks, whilst being close to local shops and amenities and having easy access to the A610 and M1 (junctions 26 and 27)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

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Detailed Accommodation

uPVC double glazed door with inset lead light glass panels leads into the entrance hall.

ENTRANCE HALL

The entrance hall has stairs to first floor, under stairs storage, radiator, laminate flooring and doors leading to the dining room, breakfast kitchen and living room.

LIVING ROOM

18' 6 x 16' 6 (5.49m 1.83m x 4.88m 1.83m)

A large living space with continuation of laminate flooring from the entrance hall, walk-in bay area with uPVC double glazed french doors and adjacent windows overlooking and accessing the rear garden, three radiators.

DINING ROOM

11' 3 x 9' 3 (3.35m 0.91m x 2.74m 0.91m)

uPVC double glazed walk-in bay window to front elevation, continuation of laminate flooring from entrance hall, radiator, coving to ceiling.

BREAKFAST KITCHEN

18' 9 x 8' 11 (plus walk in bay window) (5.49m 2.74m x 2.44m 3.35m (plus walk in bay window))

uPVC double glazed walk-in bay window to front elevation and further uPVC double glazed window to side elevation, single drainer one and a half bowl stainless steel sink unit with mixer tap over and cupboards under, there are a range of wall and base units, stainless steel four ring gas hob with electric oven under and extractor hood over, integrated fridge/freezer, plumbing for dishwasher, two radiators, space for table or breakfast bar and door to utility room and cloaks/WC.

UTILITY ROOM

Having uPVC double glazed opaque glass door to rear elevation, base units with single drainer stainless steel sink, plumbing for washing machine, wall mounted gas fed Baxi boiler, radiator.

DOWNSTAIRS WC

Two piece white suite comprising low flush WC with push button flush and pedestal wash hand basin, uPVC double glazed opaque glass window to the rear elevation., radiator.

FIRST FLOOR

Dog leg staircase leading to the first floor landing with balustrade surround and further stairs ascending to the second floor, airing cupboard housing the hot water cylinder, uPVC double glazed window to front elevation, doors to three bedrooms with en-suite to the master bedroom and family bathroom.

MASTER BEDROOM

14' 3 x 13' 2 (plus dressing area) (4.27m 0.91m x 3.96m 0.61m (plus dressing area))

uPVC double glazed window to the rear elevation, two radiators, arch to the dressing area with two double built in wardrobes, door to e-suite

EN- SUITE

Five piece white suite comprising panel bath, separate shower enclosure, bidet, pedestal wash hand basin with chrome mixer tap and low flush WC with push button flush, tiled surround, tiled flooring, radiator, uPVC double glazed opaque glass window to rear elevation.

BEDROOM TWO

11'4 x 9'3 (3.45m x 2.82m)

Having uPVC double glazed window to front elevation, laminate flooring and radiator.

BEDROOM THREE

8'4 x 8'2 (2.54m x 2.49m)

Currently being used as a dressing room having uPVC double glazed window to front elevation, laminate flooring and radiator.

FAMILY BATHROOM

Having three piece white suite comprising panel bath with electric shower over, pedestal wash hand basin with chrome mixer tap, low flush WC with push button flush, shaver point, tiled surround, tiled flooring, radiator, uPVC double glazed opaque glass window to side elevation,

SECOND FLOOR

Dog leg staircase leading to the first floor with balustrades, loft access hatch, doors leading to two bedrooms and shower room.

BEDROOM FOUR

18'5 x 9'3 (5.61m x 2.82m)

uPVC double glazed dormer window to front elevation, uPVC double glazed window to side elevation and further double glazed Velux window to rear elevation, built in wardrobe/cupboard with hanging rail and shelving, laminate flooring, two further storage cupboards in the eaves (one to front and one to rear), two radiators.

BEDROOM FIVE

18'5 x 7'9 (5.61m x 2.36m)

Currently being used as a home office having uPVC double glazed dormer window to front elevation, uPVC double glazed window to side elevation, laminate flooring, storage cupboard (over stairs), two further storage cupboards in the eaves (one to front and one to rear), two radiators.

SHOWER ROOM

White three piece suite comprising shower enclosure, pedestal wash hand basin, low flush WC with push button flush, tiled surround, tiled flooring, radiator, double glazed Velux to rear.

TANDEM GARAGE

34'9 x 9' (10.59m x 2.74m)

Tandem garage with up and over door, electric power and lighting, rafter storage, uPVC double glazed and opaque glass personnel access door leading into the enclosed rear garden.

OUTSIDE

To the front of the property is a small fore-garden with driveway to the side providing tandem off road parking, tandem driveway with outside tap leading to the garaging, there is a path leading across the front of the property giving access to the front door and side gated access to the rear garden,

The rear of the property has a walled boundary and the garden is laid mainly to lawn with an large decked area.

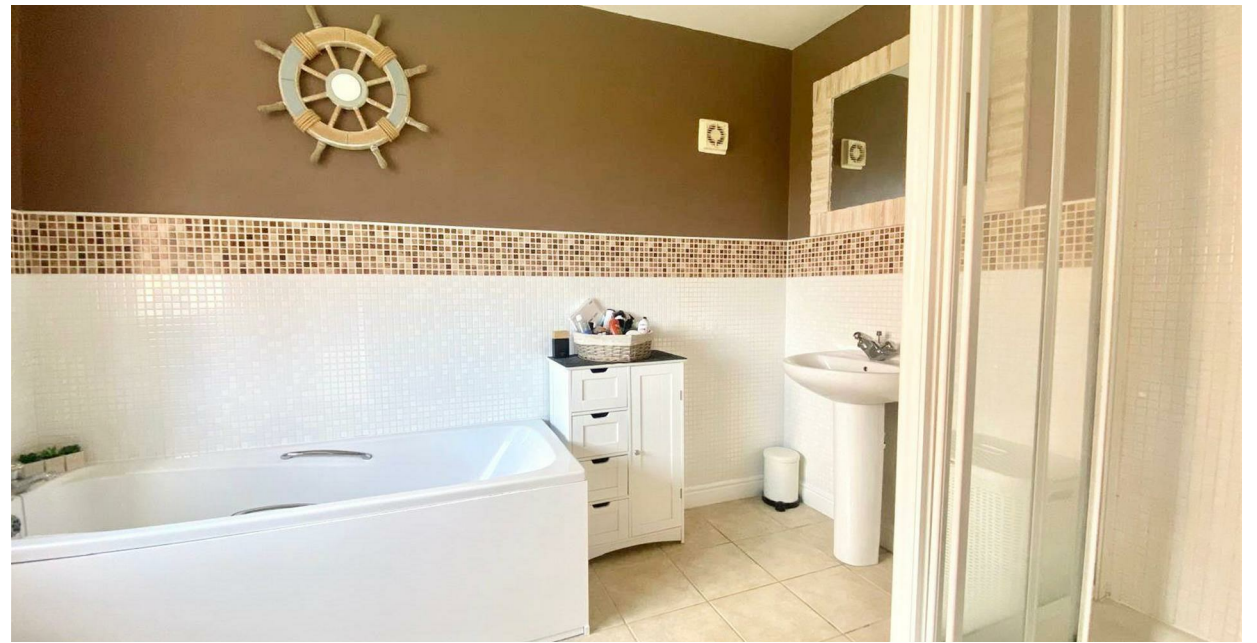
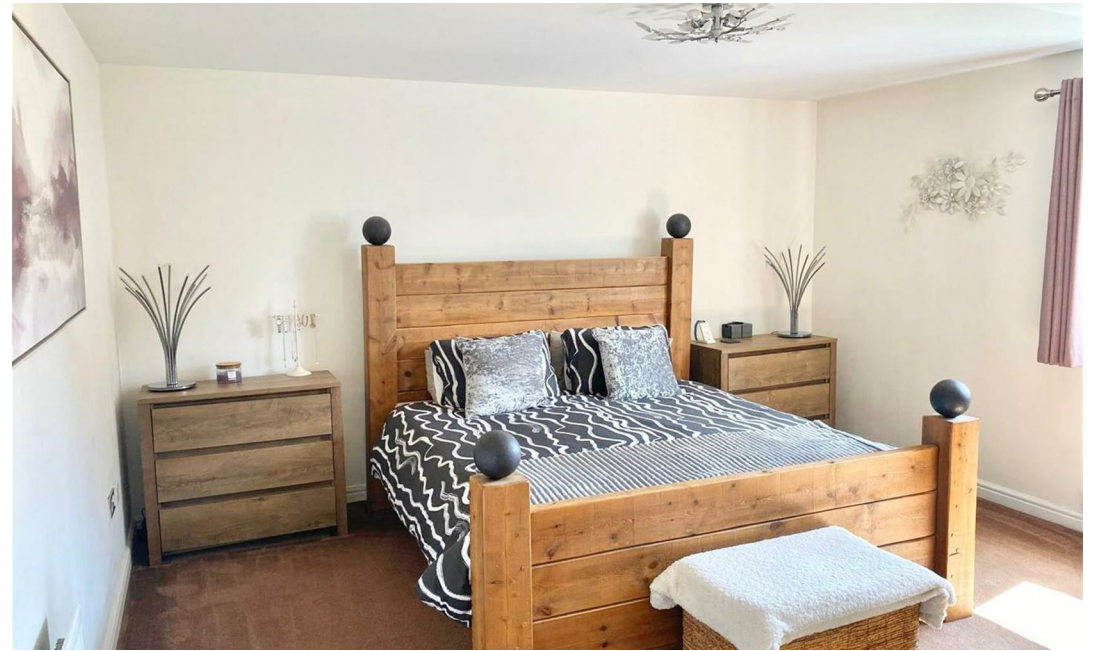
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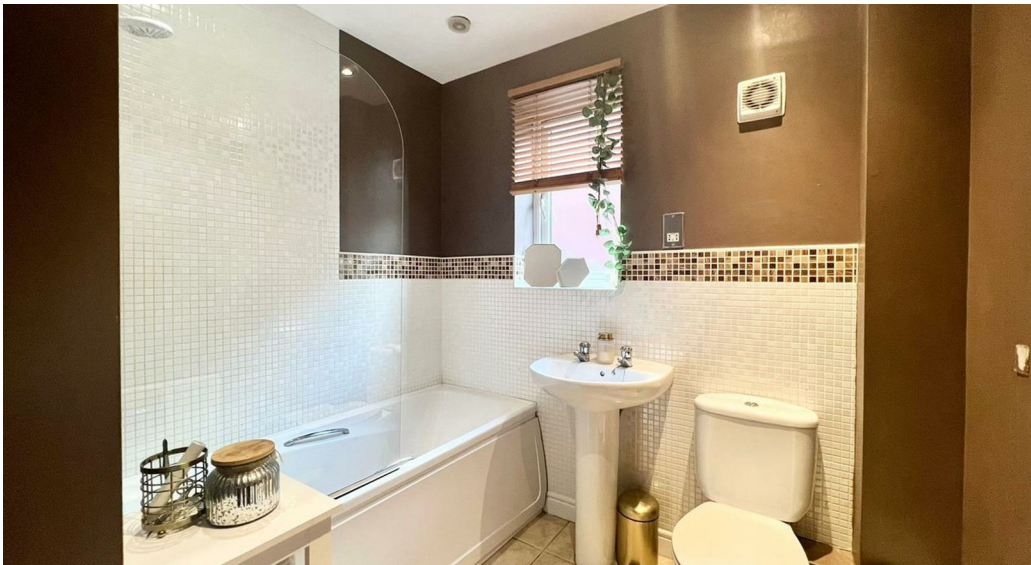


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(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	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

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Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Freehold

It should be noted by prospective purchasers that the vendor of the property is connected to Sinclair Estate Agents Limited.

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9 Bullring, Shepshed, Leicestershire, LE12 9PX

Tel: 01509 600610

Email: shepshed@sinclairestateagents.co.uk