



RICHARD WATKINSON PARTNERS
01623 626990
FOR SALE

Plot 4 The Willows, 29D Main Road, Kirkby Woodhouse, Nottingham, Nottinghamshire, NG17 9EY

New Build £475,000

Tel: 01623 626990

 RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Exceptional New Homes Development
- High Specification Throughout
- 4 Bedrooms, En Suite & Family Bathroom
- Open Plan Living/Dining/Kitchen & Utility
- Integral Garage & Electric Car Charging Point
- Only x5 Detached Family Houses
- Underfloor Heating (Ground Floor)
- Balcony to Master Bedroom
- Potential for Private Gated Entrance
- Wonderful Open Rear Views!

A brand new development of only five detached family homes in a private gated setting all affording wonderful far reaching open rear views on the southern edge of Kirkby-in-Ashfield.

The development has been constructed by a local developer and all five units are due to be completed this summer 2024. Plot 2 & 3 have already been sold and there are only three units remaining. Each property is finished to a high specification throughout and at the time of listing buyers will have the opportunity to have their own input on finishes to plot 1 and plot 4. Plot 5 is being utilised as the show house and is available for immediate occupation.

The property boasts an impressive, high specification to include underfloor heating throughout the ground floor with individual room thermostat control pads, (radiators upstairs), an attractive composite front entrance door and quality aluminium bi-fold doors in the kitchen lead out onto the rear garden. There is a substantial open plan kitchen/dining/living space featuring a contemporary fitted kitchen with an island and integrated appliances. The bathroom, en suite and downstairs WC are completed in modern sanitaryware, and the master bedroom benefits from a balcony with high pitched gable roof above which enjoys the best of the open rear views. There are numerous ceiling spotlights and double power points throughout the house, gas central heating and UPVC double glazed windows.

Plot 4 boasts spacious family living accommodation extending to circa 1800 sq ft comprising on the ground floor; L-shaped entrance hall, downstairs WC, snug/bedroom 4, a substantial open plan kitchen/dining/living and a utility. The first floor landing leads to a master bedroom with balcony and an en suite. There are two further double bedrooms and a family bathroom.

Overall, this is a fantastic opportunity to acquire a brand new home and internal viewing is highly recommended.

OUTSIDE

The property is one of only five detached new homes located on a small, private development with potential for electric gated entrance, set well back from Main Road on the southern edge of Kirkby-in-Ashfield. The property is approached by a shared tarmac entrance driveway which leads to each individual property's own block paved driveway. In addition, there are visitors parking spaces laid to block paving within the development. Plot 4 has a double width block paved driveway which leads to a good sized integral garage with a

remote controlled electric up and over door and electric car charging point. The front garden is laid to lawn and a paved path to the side of the property provides access to the rear garden. The rear garden enjoys wonderful far reaching open rear views, a substantial paved patio which extends the full width of the property and a lawn. There is an outside tap, double power socket and ample external light points to the front and rear. There is an outside tap, double power socket and ample external light points to the front and rear.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

20'7" x 17'11" max (6.27m x 5.46m max)

A good sized, L-shaped entrance hallway with underfloor heating with individual thermostat control pad, floor-to-ceiling double glazed window to the side elevation and staircase leading to the first floor landing.

DOWNSTAIRS WC

8'7" x 3'10" (2.62m x 1.17m)

Having a modern two piece white suite comprising a low flush WC and wash hand basin with mixer tap. Chrome heated towel rail, underfloor heating, two ceiling spotlights and extractor fan.

SNUG/OFFICE/BEDROOM 4

14'2" x 10'0" (4.32m x 3.05m)

With four double power points, underfloor heating with individual thermostat control pad, television point, six ceiling spotlights and floor-to-ceiling double glazed window to the front elevation.

OPEN PLAN LIVING/DINING KITCHEN

27'2" max x 17'10" (8.28m max x 5.44m)

Buyers will have a choice of kitchen and work surface and the option to upgrade the specification of the kitchen and integrated appliances, subject to terms and conditions. There is an island, ample ceiling spotlights throughout the room, underfloor heating with individual thermostat control pad, ten double power points, two floor-to-ceiling double glazed windows to the rear elevation and contemporary aluminium bi-fold doors lead out onto the rear garden which enjoys wonderful west facing open views.

UTILITY

8'7" x 6'4" (2.62m x 1.93m)

Buyers will have a choice of cabinets and work surface and the option to upgrade the specification, subject to terms and conditions. Inset stainless steel sink with mixer tap. Cupboard housing the gas central heating combi boiler. Plumbing for a washing machine and space for a tumble dryer. Underfloor heating, six ceiling spotlights and obscure UPVC double glazed window to the side elevation.

FIRST FLOOR LANDING

7'11" max x 6'7" (2.41m max x 2.01m)

With radiator, four ceiling spotlights and built-in storage cupboard (5'1" x 3'7") with light point.

MASTER BEDROOM 1

16'6" max x 13'0" (5.03m max x 3.96m)

A good sized double bedroom, with radiator, five double power points, television point, seven ceiling spotlights and French doors with wonderful far reaching views opening onto:

BALCONY

12'2" x 3'3" (3.71m x 0.99m)

Having a decked floor, double power point, two wall lights, and a glass balustrade with brushed chrome handrail affording wonderful far reaching views.

EN SUITE

10'0" x 5'9" (3.05m x 1.75m)

Having a modern three piece white suite comprising a walk-in tiled shower area with rainfall shower and additional shower attachment. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Tiled floor, part tiled walls, three ceiling spotlights, extractor fan, chrome heated towel rail and roof window to the side elevation.

BEDROOM 2

18'8" max x 11'5" (5.69m max x 3.48m)

(Plus door reveal 3'10" x 3'0"). A spacious second double bedroom, with radiator, six double power points, television point, nine ceiling spotlights and double glazed window to the rear elevation affording wonderful open views.

BEDROOM 3

14'8" x 11'1" (4.47m x 3.38m)

A third double bedroom, with radiator, five double power points, television point, six ceiling spotlights, loft hatch and double glazed window to the front elevation.

FAMILY BATHROOM

12'1" max x 8'6" (3.68m max x 2.59m)

Having a modern white suite with chrome fittings comprising a bathtub with mixer tap and shower over. Wash hand basin with mixer tap. Shaver point, tiled floor, part tiled walls, chrome heated towel rail, six ceiling spotlights, extractor fan and double glazed window to the front elevation.

GOOD SIZED INTEGRAL GARAGE

19'5" x 10'9" (5.92m x 3.28m)

Equipped with power and light. Electric car charging point, remote controlled electric up and over door and personal door through to the hallway.

NB

Please note, the internal images used within these particulars are from the show home (Plot 5) to show prospective buyers an idea of the upgraded finishes available subject to terms and conditions. Please call the office for further details.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

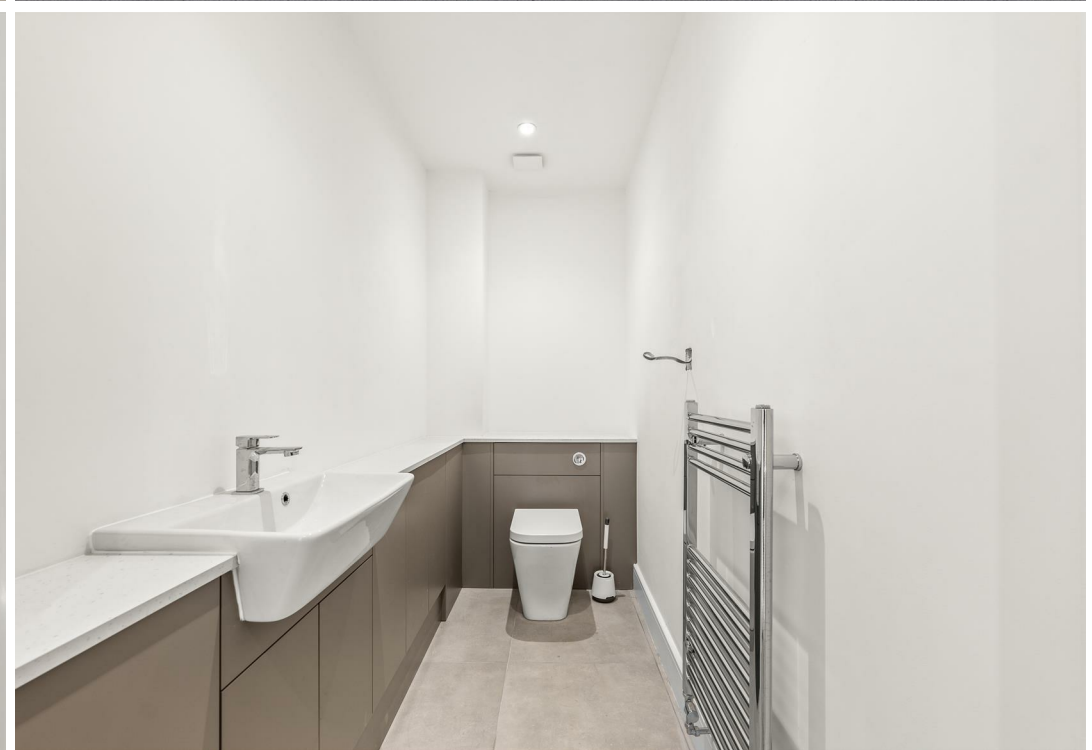
All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.





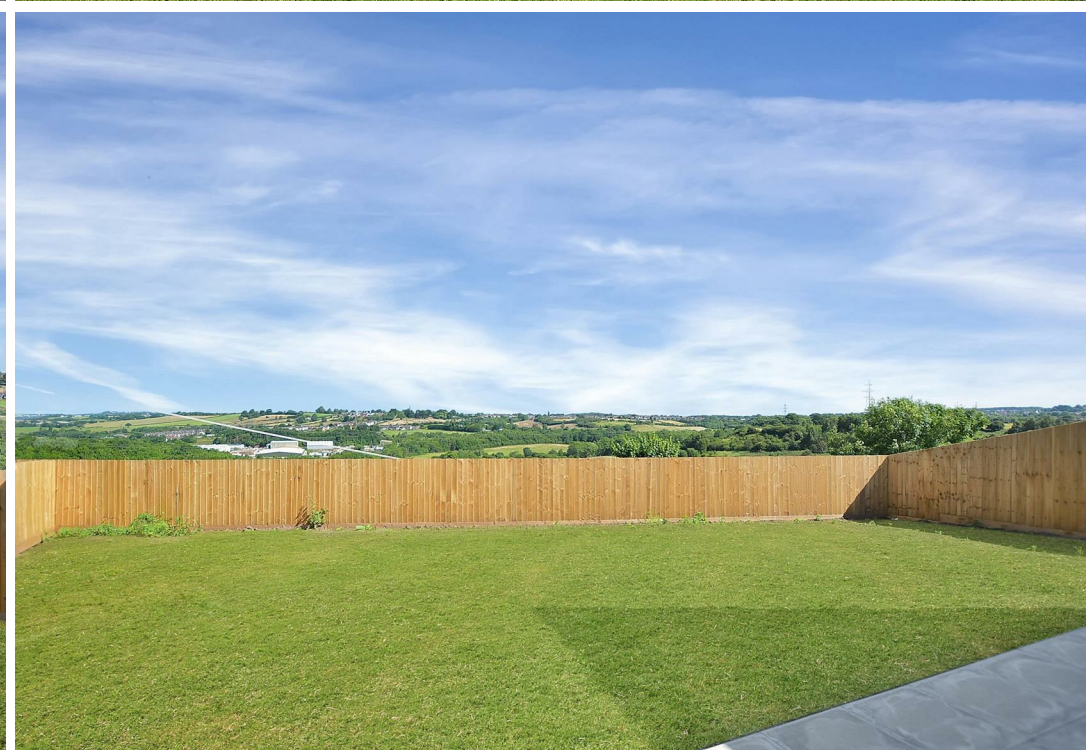








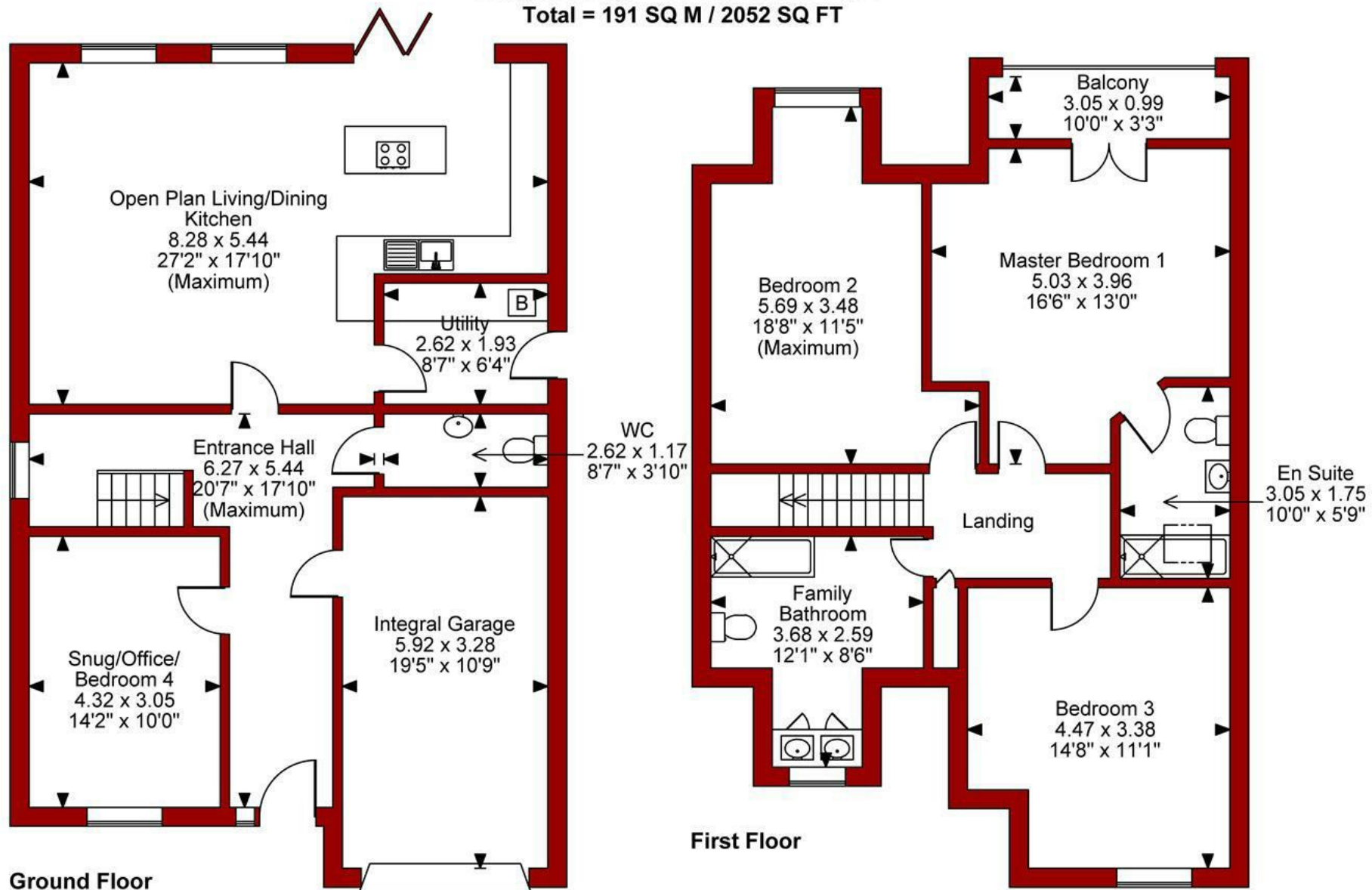









Main Road, Kirkby-in-Ashfield
Approximate Gross Internal Area
Main House = 167 SQ M / 1800 SQ FT
Balcony = 4 SQ M / 40 SQ FT
Integral Garage = 20 SQ M / 212 SQ FT
Total = 191 SQ M / 2052 SQ FT




FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC 		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers