



Main Road
Watnall Nottingham

burchell
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Main Road Watnall Nottingham NG16 1HF

for sale offers in the region of
£310,000



Property Description

Situated on Main Road in the sought-after village of Watnall, this modern and beautifully presented home offers high-quality accommodation ideal for contemporary family living. Finished to an exceptional standard throughout, the property benefits from underfloor heating to the living room and impressive kitchen/diner, alongside air conditioning for year-round comfort.

The ground floor is centred around a welcoming lounge with feature wood burner, flowing seamlessly into a stunning bespoke kitchen/dining space with bi-fold doors and Velux windows—perfect for entertaining and everyday life alike. Upstairs, the property offers three well-proportioned bedrooms and a stylish family bathroom.

Externally, the home continues to impress with off-road parking, gated side access, and a beautifully landscaped rear garden. The garden features paved seating areas, pergola-covered entertaining space, manicured lawn, and a superb summer house with power and bar area—ideal as a home office or leisure space.

A turnkey home combining modern luxury with practical family living in a highly regarded location.

Entrance Porch

A practical yet welcoming entrance porch approached from the front elevation, finished with a durable tiled floor and providing a sheltered transition into the home.

Entrance Hall

Accessed via a UPVC entrance door, the hallway offers a smart first impression with contemporary LVT flooring, staircase to the first floor, and doors leading to the cloakroom/WC and main living accommodation.

Wc / Cloakroom

Conveniently located beneath the stairs, this modern cloakroom features a ceramic WC with integrated wash hand basin, stylish tiled wall finishes, and LVT flooring.

Living Room

A comfortable and elegant reception room enjoying underfloor heating and LVT flooring. A double-glazed bay window overlooks the front elevation, while a feature wood-burning stove adds character and warmth. The living room opens seamlessly into the kitchen/dining area.

Kitchen / Diner

An exceptional bespoke kitchen and dining space designed for modern family living. Featuring LVT flooring with underfloor heating, matching wall and base units with granite worktops, inset sink and drainer, tiled splashbacks, Range cooker with extractor, integrated dishwasher, wine fridge, and space for additional appliances. Flooded with natural light from Velux windows and double-glazed bi-fold doors opening onto the rear garden. Additional features include air conditioning, wall-mounted radiator, and ample space for a dining table, open to the lounge.

First Floor Landing

A carpeted landing with a double-glazed window to the side elevation, loft access, and access to all first-floor rooms.

Bedroom One

A well-proportioned principal bedroom with carpeted flooring, double-glazed window overlooking the rear garden, wall-mounted radiator, and air conditioning.

Bedroom Two

A further generous bedroom with carpeted flooring, double-glazed rear window, wall-mounted radiator, fitted wardrobes, and loft access.

Bedroom Three

Currently utilised as a dressing room, this versatile bedroom features carpeted flooring, a double-glazed window to the front elevation, wall-mounted radiator, and integrated wardrobes.

Bathroom

A modern and stylish bathroom finished with LVT flooring, underfloor heating, recessed spotlights, rainfall shower, and ceramic WC and wash hand basin set within a vanity unit.

Externals

To the front is a brick-paved driveway providing off-road parking, with a concrete driveway to the side leading to a gated access for the rear garden. The property enjoys a well-maintained, fenced surround.

An impressive and beautifully landscaped garden offering an elegant, paved terrace, pergola-covered seating area, and manicured lawn—creating a superb space for relaxation and entertaining.

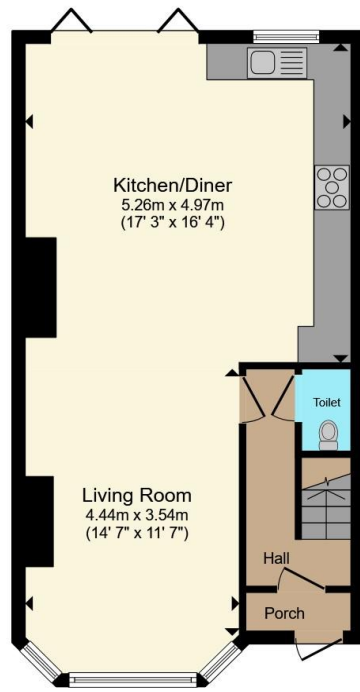
Summer House

A high-quality wooden summer house with canopy, offering excellent versatility. Finished with LVT flooring, wall-mounted radiator, base units, and benefitting from power supply.

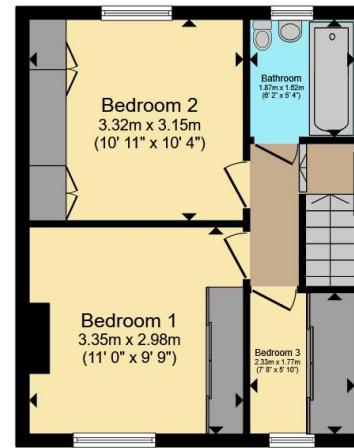




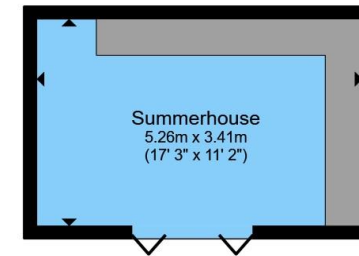




Ground Floor



First Floor



Outbuilding

Total floor area 106.9 m² (1,150 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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134 Nottingham Road Eastwood
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EPC Rating: Awaited
 Council Tax Band: B

Tenure: Freehold

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