



**11 Battle Close, Newton, Nottingham, NG13  
8ZW**

**Offers Over £375,000**

**Tel: 0115 9336666**

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers



- A Modern Detached Home
- Extended Accommodation
- Dual Aspect Living Room
- Home Office & Useful Utility Room
- Parking For 3 plus Single Garage
- Superbly Presented Throughout
- Boot Room Style Entrance
- Spacious Dining Kitchen
- 4 Bedrooms, Bathroom plus En-suite
- Professionally Landscaped Gardens

A fantastic opportunity to purchase this beautifully appointed detached home, offering an excellent level of family orientated accommodation and occupying a prime position with views over parkland.

The stunning interior has been recently enhanced with the addition of a well-thought-out extension to provide a boot room style entrance hall as well as a useful office, ideal for home working.

Stylishly presented throughout, the accommodation in brief comprises: the boot room entrance leading into the hallway, both with quality Karndean flooring. There is a large dining kitchen complete with integrated appliances, French doors onto the gardens plus access to the useful utility room and the office extension. There is a dual aspect living room and ground floor w/c then to the first floor are four bedrooms, a superbly appointed bathroom and en-suite shower,

The property occupies a delightful landscaped plot with driveway parking for three cars, a useful single garage and established landscaped gardens.

Viewing is highly recommended to appreciate the space and specification on offer.

## ACCOMMODATION

A contemporary style entrance door leads into the entrance porch/boot room.

### ENTRANCE HALL/BOOT ROOM

A useful extension at the front of the property with vaulted ceiling and high level skylight. There is a uPVC double glazed window, a central heating radiator and bespoke fitted shoe storage and bench.

### ENTRANCE HALL

With attractive herringbone Karndean flooring, a central heating radiator, stairs rising to the first floor and oak veneered doors off.

### LIVING ROOM

A generous dual aspect living room with two central heating radiators, three uPVC double glazed windows and bespoke fitted wall-to-wall storage with bench seating.

### LIVING STYLE DINING KITCHEN

Superbly fitted with a contemporary range of base and wall cabinets with cupboards and

drawers, rolled edge worktops and matching upstands and an inset 1.5 bowl stainless steel single drainer sink with mixer tap and a comprehensive range of built-in appliances including a Bosch oven with four burner gas hob, chimney hood extractor over and herringbone tiled splashback. There is an integrated fridge freezer and an integrated washing machine. Spotlights to the ceiling, central heating radiator, attractive herringbone style Karndean flooring, uPVC double glazed French doors onto the gardens and oak veneered door into the office and an oak veneered door into the utility room.

### UTILITY ROOM

A useful utility room with fitted base cabinet and rolled edge worktop with space beneath for appliances including plumbing for a washing machine. Karndean flooring, central heating radiator, wall mounted storage, a useful storage cupboard under the stairs and a uPVC double glazed door leading onto the driveway.

### HOME OFFICE

With Karndean flooring, a central heating radiator, a uPVC double glazed window and a vaulted ceiling with high level skylight. There is a bespoke fitted desk.

### GROUND FLOOR W/C

With attractive Karndean flooring, a central heating radiator, extractor fan and fitted in white with a close coupled toilet and a pedestal wash basin with mixer tap and tiled splashbacks.

### FIRST FLOOR LANDING

With an access hatch to the roof space, a central heating radiator and an airing cupboard housing the Range Tribune hot water cylinder with shelving above.

### BEDROOM ONE

A good sized double bedroom with a central heating radiator and a uPVC double glazed window.

### EN-SUITE SHOWER ROOM

Fitted in white with a close coupled toilet, a pedestal wash basin with mixer tap and a shower enclosure with glazed sliding door and mains fed shower. There is tiling for splashbacks, chrome towel radiator, an extractor fan and a uPVC double glazed obscured window. A built-in storage cupboard over the stairs provides ample storage.

### BEDROOM TWO

A dual aspect double bedroom with a central heating radiator and two uPVC double glazed windows. Fitted with a range of custom built bedroom furniture including a three quarter bed frame, storage and a dressing table/desk and fitted wardrobes with hanging rails.

### BEDROOM THREE

With a central heating radiator, a uPVC double glazed window and a hand built cabin bed with drawer storage below.

### BEDROOM FOUR

Currently used as a dressing room with a central heating radiator, a uPVC double glazed window and laminate flooring.

## **BATHROOM**

Fitted in white including a pedestal wash basin with mixer tap and a close coupled toilet. Panel sided bath with mixer tap, glazed shower screen and mains fed shower plus tiling for splashbacks, tiled flooring, a chrome towel radiator, spotlights and extractor fan plus a uPVC double glazed obscured window.

## **DRIVEWAY PARKING & GARAGING**

A double length driveway provides off street parking and leads to the single brick garage with up and over door and personal door into the rear garden.

## **GARDENS**

Attractive and professionally landscaped gardens include a small paved frontage and a delightful enclosed rear garden, accessed via a timber gate at the side and including a shaped lawn, attractive patio seating area and a shed with light and power.

## **COUNCIL TAX**

The property is registered as council tax band D.

## **VIEWINGS**

By appointment with Richard Watkinson & Partners.

## **ADDITIONAL INFORMATION**

There is currently an estate charge of £280.16 per annum

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

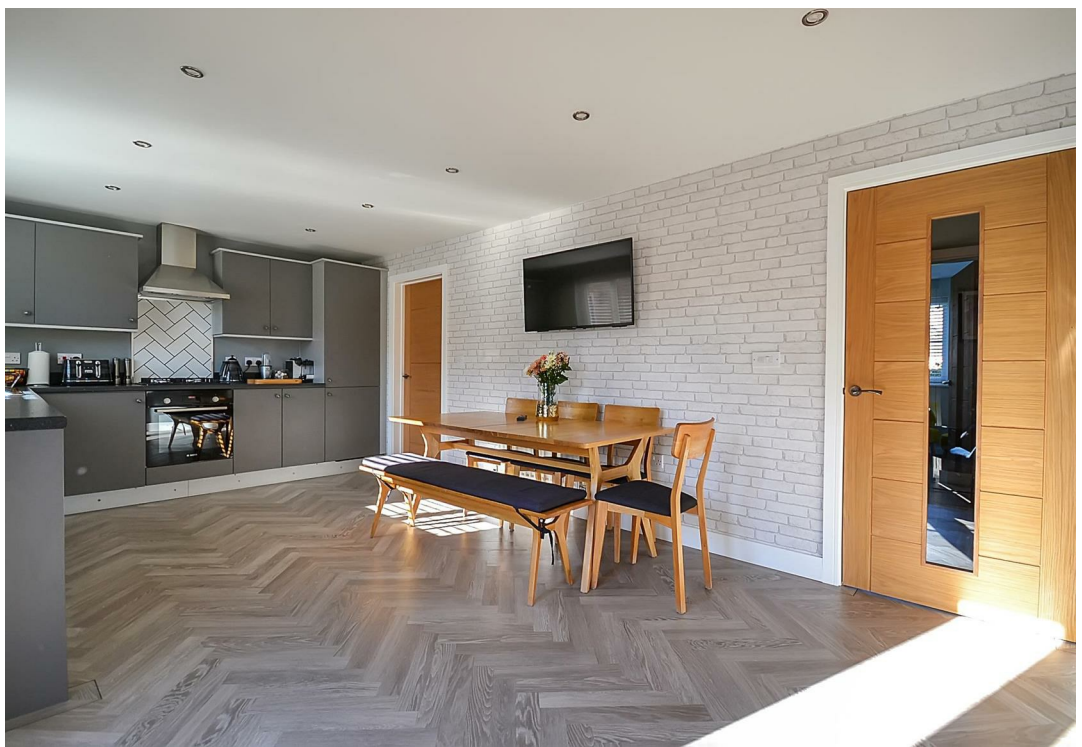
School Ofsted reports:-  
<https://reports.ofsted.gov.uk/>

Planning applications:-  
<https://www.gov.uk/search-register-planning-decisions>



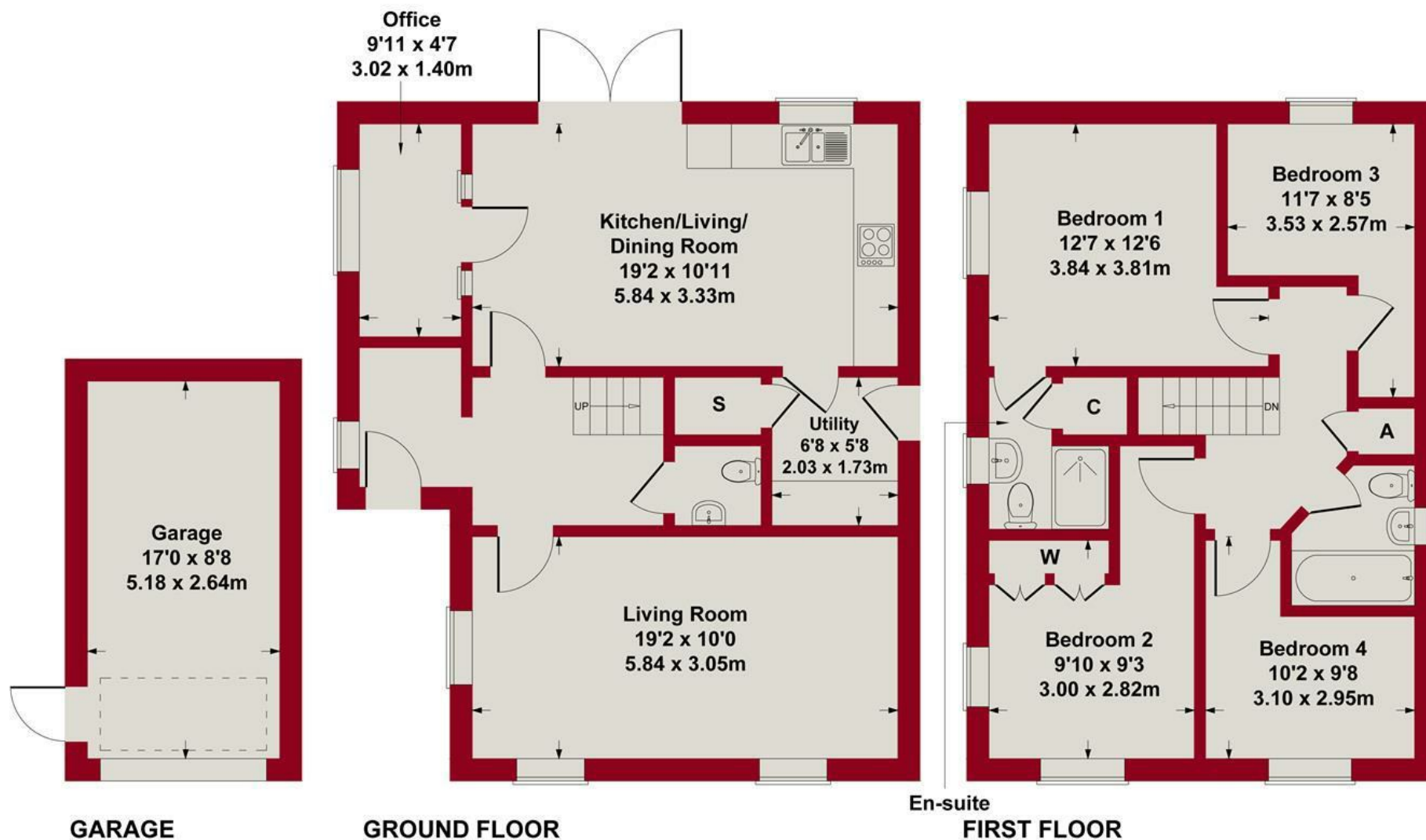








**Approximate Gross Internal Area**  
1326 sq ft - 123 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		78
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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*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.*

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**RICS**



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