

HoldenCopley

PREPARE TO BE MOVED

Carman Close, Watnall, Nottinghamshire NG16 1JX

Guide Price £325,000 - £335,000

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BEAUTIFULLY PRESENTED THROUGHOUT...

This spacious detached house is a credit to the current owners as they have transformed the place to create a home anyone would be proud to call their own as it has had a front and rear extension, a brand new kitchen, a new boiler and much more whilst being exceptionally well presented and decorated throughout. Situated in a quiet cul-de-sac location within reach of excellent transport and commuting links, various schools and the lovely countryside. To the ground floor is an entrance hall with plenty of in-built storage, a living room open plan to a dining room and a stylish breakfast kitchen along with a W/C. The first floor offers four bedrooms serviced by a stylish four-piece bathroom suite and an en-suite to the master. Outside to the front is a driveway providing off road parking for three cars and access into the garage. To the rear is a private enclosed south-facing garden with multiple seating areas and benefiting from plenty of sun exposure throughout the day!

MUST BE VIEWED





- Extended Detached House
- Four Bedrooms
- Brand New Kitchen With Integrated Appliances
- Open Plan Living & Dining Room
- Ground Floor W/C
- Four-Piece Bathroom & En-Suite
- Lovely South-Facing Feature Garden
- Driveway & Garage
- Newly Fitted Boiler With 10 Yr Warranty
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring, in-built cupboards, a radiator, recessed spotlights, a skylight window, UPVC double glazed windows to the front elevation and a composite front door providing access into the accommodation

Living Room

14'1" x 21'3" (4.3 x 6.5)

The living room has dimmable recessed spotlights, a TV point, solid oak wood flooring, a radiator, carpeted stairs to the first floor and open plan to the dining room

Dining Room

8'10" x 7'10" (2.7 x 2.4)

The dining room has solid oak wood flooring, a radiator and double French doors opening out to the rear garden

Kitchen

15'5" x 9'2" (4.7 x 2.8)

The newly fitted kitchen has a range of base and wall units with solid oak wood worktops and a feature breakfast bar island, a sink and a half with a swan neck mixer tap and drainer, an integrated oven, an integrated microwave, an induction hob with an extractor fan and splashback, an integrated dishwasher, space for an American style fridge freezer, solid oak wood flooring, a radiator and a UPVC double glazed window to the rear elevation

W/C

7'2" x 2'7" (2.2 x 0.8)

This space has a low level dual flush W/C, a wash basin, tiled splashback, tiled flooring, a chrome heated towel rail, an extractor fan, recessed spotlights and a UPVC double glazed obscure window to the front elevation

Garage

FIRST FLOOR

Landing

The landing has carpeted flooring, recessed spotlights, access to a boarded loft with lighting via a drop down ladder and provides access to the first floor accommodation

Master Bedroom

8'2" x 14'1" (2.5 x 4.3)

The main bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, dimmable recessed spotlights, a radiator and access to the en-suite

En-Suite

6'2" x 2'11" (1.9 x 0.9)

The en-suite has a low level dual flush W/C, a wall mounted wash basin, a shower enclosure with an overhead rainfall shower head and a bi-folding shower screen, an electrical shaving point, tiled flooring, partially tiled walls, a chrome heated towel rail and recessed spotlights

Bedroom Two

8'2" x 10'9" (2.5 x 3.3)

The second bedroom has a UPVC double glazed window to the rear elevation, dimmable recessed spotlights, laminate flooring, a radiator and fitted wardrobes

Bedroom Three

7'2" x 9'10" (2.2 x 3.0)

The third bedroom has a UPVC double glazed window to the front elevation, laminate flooring and a radiator

Bedroom Four

7'2" x 6'10" (2.2 x 2.1)

The fourth bedroom has a UPVC double glazed obscure window to the side elevation, carpeted flooring and a radiator

Bathroom

6'10" x 7'6" (2.1 x 2.3)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a freestanding Victoria & Albert bath with a floor standing mixer tap, a walk in double shower enclosure with an overhead rainfall shower, a chrome heated towel rail, tiled flooring, partially tiled walls, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a gravelled driveway with hedged borders and access into the garage

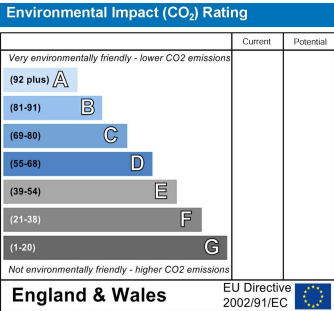
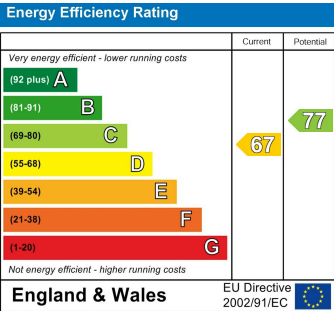
Rear

To the rear of the property is a private enclosed south-facing garden with a patio area, a lawn, a range of decorative trees, plants and shrubs, a seated arbour, courtesy lighting, gravelled areas and fence panelling

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:
551.54 Sq Ft - 51.24 Sq M
Approx. Gross Internal Area of the Entire Property:
1052.6 Sq Ft - 97.79 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

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