



92 Newdigate Road  
Watnall, Nottingham NG16 1HG

A TRADITIONAL TWO DOUBLE  
BEDROOM DETACHED BUNGALOW

**£245,000 Freehold**





## A TRADITIONAL TWO DOUBLE BEDROOM DETACHED BUNGALOW.

This property is set back from the road with ample off-street parking and single garage in this highly regarded residential street, within Watnall and close to the borders of Kimberley. Indeed, the property is only approximately half a mile from Kimberley town centre, a great market town with many independent and national retailers including Sainsbury's and of course all the usual amenities including doctors and dentist etc.

The bungalow is centrally heated and double glazed and briefly comprises entrance porch, central hallway giving access to all the rooms including lounge, with patio door leading to conservatory, shower room/w.c., both bedrooms and the fitted kitchen which then gives access to a useful enclosed side porch with utility room and walk-in store room.

The rear gardens are of a manageable size and laid mainly to lawn with a degree of privacy.

Offered for sale with no chain, due to the current shortage of such properties, we strongly recommend an early internal viewing to avoid disappointment.



#### ENTRANCE PORCH

9'8" x 6'3" (2.97 x 1.91)

UPVC double glazed windows and door. Glazed door leading to:

#### HALLWAY

20'1" x 3'11" (6.13 x 1.2)

Radiator and doors to all rooms.

#### LOUNGE

14'0" x 11'5" (4.28 x 3.5)

Feature coal effect living flame fire and surround, double glazed window to the front and double glazed patio door to the conservatory.

#### CONSERVATORY

9'4" x 8'0" (2.85 x 2.44)

Radiator, UPVC double glazed windows and double glazed French doors leading to the rear garden.

#### KITCHEN

14'2" x 10'2" (4.34 x 3.1)

Range of fitted wall, base and drawer units with roll edge work surfacing, inset 1 1/2 bowl sink unit with single drainer. Built-in electric oven, hob and extractor. Integrated dishwasher and fridge. Two double glazed windows, door leading to:

#### REAR LOBBY

Radiator and access to rear porch.

#### REAR PORCH

11'8" x 3'4" (3.56 x 1.03)

UPVC double glazed windows with UPVC double glazed doors to front and rear elevations.

#### WALK-IN STORE

6'5" x 2'11" (1.97 x 0.91)

#### UTILITY ROOM

8'3" x 4'2" (2.52 x 1.28)

Belfast sink unit, wall mounted gas boiler (for central heating and hot water) and double glazed window.

#### BEDROOM 1

12'1" x 9'11" (3.7 x 3.04)

Fitted wardrobes to one wall, radiator and double glazed window to the rear.

#### BEDROOM 2

10'0" x 8'11" (3.05 x 2.74)

Radiator and double glazed window to the side.

#### BATHROOM

7'6" x 9'2" (2.31 x 2.8)

Currently converted into a wet room comprising wash hand basin, low flush w.c. and shower area with electric shower. Built-in airing cupboard with lagged cylinder and double glazed window.

#### OUTSIDE

The property is set back from the road with a walled in forecourt providing parking for at least two vehicles, access to the garage and the front of house. The rear garden is enclosed, hedged and fenced in with lawn.

#### GARAGE

15'1" x 9'6" (4.6 x 2.92)

Electric up and over door, light and power. Double glazed window.







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 <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		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.