



Holly Road  
Watnall, Nottingham NG16 1HP

A TWO DOUBLE BEDROOM SEMI  
DETACHED PROPERTY

**£232,000 Freehold**





A WELL-PRESENTED TWO DOUBLE BEDROOM SEMI-DETACHED HOME, SITUATED IN THIS SOUGHT-AFTER LOCATION WITH EXCELLENT TRANSPORT LINKS.

Robert Ellis are delighted to bring to the market this well-presented two double bedroom semi-detached property, positioned within a popular and established residential area of Watnall.

The property is ideally located for a wide range of buyers, with countryside walks close by, excellent access to major transport links including the A610 and M1 (Junction 26 and 27), Bulwell and Ilkeston train stations, Phoenix Park tram terminus and within catchment for the highly regarded Hollywell Primary School and The Kimberley School. Kimberley Town Centre is just 0.5 miles away, offering a range of shops and amenities, alongside regular bus routes to Nottingham City Centre. Easily accessible via a short drive or direct train journey to charming Peak District villages such as Matlock.

The property itself benefits from gas central heating and double glazing throughout and is arranged over two floors. In brief, the accommodation comprises an entrance hall, a bay fronted living room, and an open plan dining kitchen to the ground floor. To the first floor, there are two well-proportioned double bedrooms and a family bathroom.

Externally, the property stands back from the road behind a driveway providing off-road parking, alongside a laid-to-lawn front garden with mature shrubs and trees. A side gate leads to the enclosed rear garden which features a gravelled seating area and planted borders — ideal for families or those who enjoy entertaining outdoors. There is also a useful brick-built outbuilding to the rear, providing storage and housing the gas central heating boiler.

An excellent opportunity to purchase a lovely home in a sought-after location — perfect for first time buyers, young families, or those looking to move closer to countryside and excellent transport links.

Viewing comes highly recommended — call Robert Ellis today to arrange your appointment!





### Entrance Hallway

6'6 x 3'3 approx (1.98m x 0.99m approx)

UPVC double glazed leaded door to the side elevation with double glazed leaded windows either side, ceiling light point, staircase leading to the first floor landing, panelled doors leading off too:

### Cloak Cupboard

Shelving providing useful additional storage, gas meter points, coat hooks.

### Living Room

13'08 x 15'03 approx (4.17m x 4.65m approx)

UPVC double glazed sectional bay window to the front elevation, ceiling light point, ceiling rose, wall light point, dado rail, wall mounted radiator, Adam style feature fireplace incorporating surround inset living flame gas fire and tiled hearth.

### Dining Kitchen

10'1 x 12'2 approx (3.07m x 3.71m approx)

A range of matching wall and base units incorporating laminate work surfaces over, sink with mixer tap above, UPVC double glazed leaded window to the rear elevation with UPVC double glazed door providing access to the rear garden, space and point for a freestanding gas cooker incorporating extractor hood above, space and plumbing for automatic washing machine, space and point for a freestanding fridge freezer, wall mounted radiator, ceiling light point, tiled splashbacks, linoleum floor covering, panelled door leading to the pantry.

### Pantry

3'3 x 3'11 approx (0.99m x 1.19m approx)

UPVC double glazed window to the side elevation, shelving for additional storage space, ceiling light point.

### First Floor Landing

Loft access hatch, ceiling light point, panelled doors leading off too:

### Bedroom One

13'02 x 13'11 approx (4.01m x 4.24m approx)

UPVC double glazed leaded window to the front elevation, wall mounted radiator, ceiling light point, picture rail.

### Bedroom Two

7'03 x 12'05 approx (2.21m x 3.78m approx)

UPVC double glazed leaded window to the rear elevation,

wall mounted radiator, ceiling light point, airing cupboard over the stairs housing the hot water cylinder header tank and shelving for additional storage.

### Family Bathroom

8'07 x 6'02 approx (2.62m x 1.88m approx)

Three piece suite comprising panelled bath, pedestal wash hand basin, low level flush WC, wall mounted radiator, UPVC double glazed leaded window to the rear elevation, ceiling light point, dado rail.

### Outside

#### Front of Property

To the front of the property there is a mature garden with fencing and hedges to the boundaries, driveway providing off the road vehicle hardstanding, pathway leading to the side entrance doors, mature shrubs and trees planted throughout.

#### Rear of Property

To the rear of the property there is an enclosed courtyard style rear garden with fencing to the boundaries, raised flowerbeds incorporating mature shrubs and trees with low maintenance plumb slate gravelled garden area, external brick built store.

#### Brick Built Store

3'4 x 3' approx (1.02m x 0.91m approx)

Housing gas central heating Glow-worm boiler with further storage space.

#### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Broxtowe

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 8mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

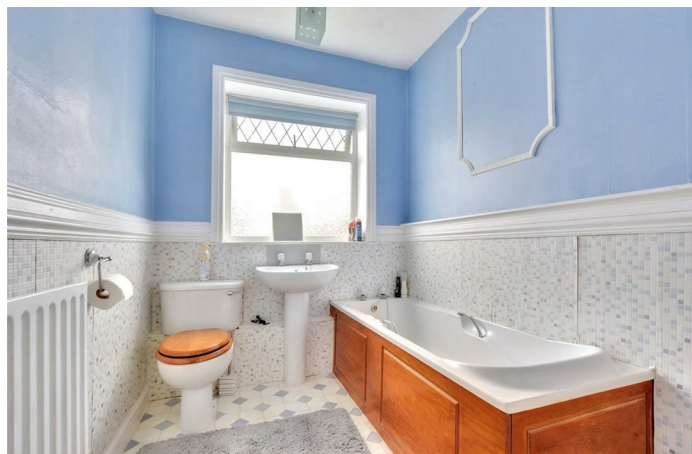
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	53	
(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.