

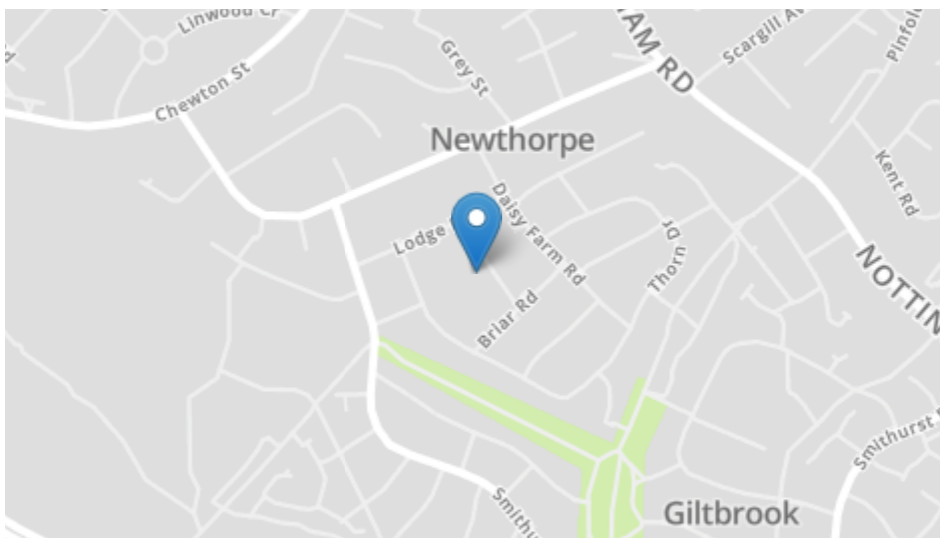
Primrose Rise, Newthorpe, NG16 2BB

Guide Price £375,000



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want to view?

Call us on 0115 938 5577

Our lines are open 8am - 8pm

7 Days a week

or email

mail@watsons-residential.co.uk

Ref - 27356510



- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms & Large Open Plan Kitchen/Family Room
- Downstairs WC & Utility Room
- 2 Family Bathrooms
- South West Facing Rear Garden
- Driveway & Garage
- Popular Residential Location

Our Seller says....

"Fabulous family home, peaceful neighbourhood for your family to grow"

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY

www.watsons-residential.co.uk

0115 938 5577

8am-8pm - 7days



*** GUIDE PRICE £375,000 - £400,000 *** ** CALLING ALL FAMILIES ** If you are looking for great space in a great location, this 4 bedroom detached home in the Daisy Farm area of Newthorpe could be for you. Inside and out, the space on offer will ideally suit families and we HIGHLY RECOMMEND VIEWING. A brief check of the floor plan shows the kitchen opening into a particularly appealing open plan family space across the rear with dining area running off there too - excellent space for summer socialising. As well as the reception areas, the rest of the accommodation will tick a lot of boxes with a separate utility room, downstairs wc as well as 4 DOUBLE bedrooms. In short, this is a simply superb family home and outside, the garden does not disappoint either. There is a generous lawned rear which is southwest-facing, generous timber built workshop & summer house as well as an allotment area. A driveway & garage to the front provides off street parking for multiple vehicles. This quite quiet area benefits from easy access to a wealth of amenities and transport links including A610 & M1 motorway. Call our sales team now to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator, luxury vinyl tiled flooring, stairs to the first floor and under stairs storage.

Lounge

4.25m x 3.8m (13' 11" x 12' 6") UPVC double glazed window to the front, Inglenook fire place with inset space for an Optimist multifuel burner, radiator and luxury vinyl tiled flooring.

Dining Room

3.18m x 2.87m (10' 5" x 9' 5") Radiator, luxury vinyl tiled flooring and open to the kitchen diner.

Kitchen Diner

6.23m x 3.8m (20' 5" x 12' 6") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Space for Range style cooker with extractor over, integrated dishwasher, 3 velux windows, vertical radiator. Luxury vinyl tiled flooring, understairs storage. Door to the rear, open to the dining room and French doors to the rear garden.

Utility Room

2.49m x 2.36m (8' 2" x 7' 9") Work surfaces incorporating an inset stainless steel sink & drainer unit, radiator, tiled flooring and doors to the WC/utility and garage.

WC/Utility

WC, vanity sink unit, radiator, extractor fan, plumbing for washing machine, ceiling spotlights and obscured uPVC double glazed window to the rear. Tiled flooring.

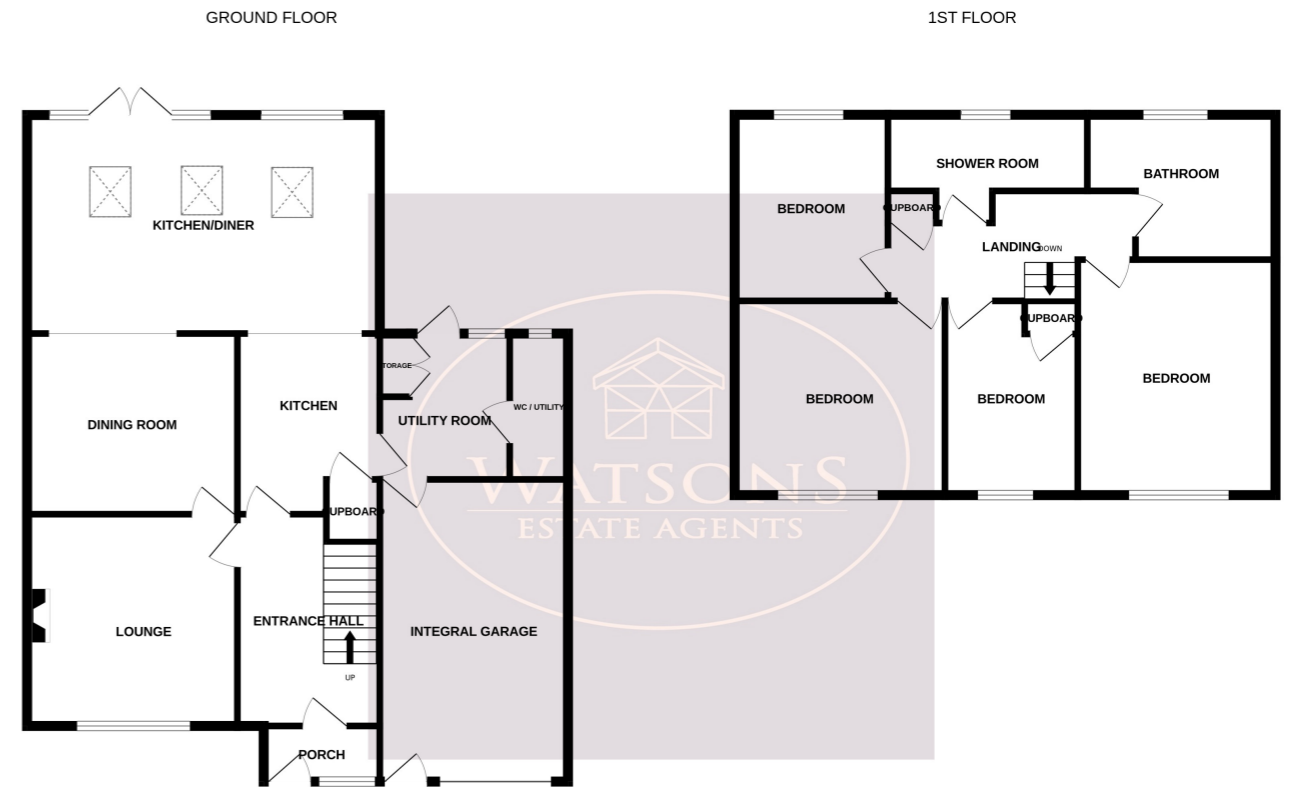
Store

3.39m x 2.92m (11' 1" x 9' 7") Automatic roll up door and composite door to the front.

First Floor

Landing

Airing cupboard housing the Worcester Bosch combination boiler, access to the attic (with dropdown ladder and power) and doors to all bedrooms and both bathrooms.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Bedroom 1

4.24m x 3.22m (13' 11" x 10' 7") UPVC double glazed window to the front, luxury vinyl tiled flooring and radiator.

Bedroom 2

3.82m x 3.47m (12' 6" x 11' 5") UPVC double glazed window to the front, fitted wardrobe, luxury vinyl tiled flooring and radiator.

Bedroom 3

3.63m x 2.51m (11' 11" x 8' 3") UPVC double glazed window to the front, luxury vinyl tiled flooring and radiator.

Bedroom 4

3.3m x 2.74m (10' 10" x 9' 0") UPVC double glazed window to the rear, luxury vinyl tiled flooring and radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath. Radiator, extractor fan, and obscured uPVC double glazed window to the rear.

Bathroom 2

3 piece suite in white comprising concealed cistern WC, vanity sink unit and shower cubicle with mains fed dual rainfall effect shower. Chrome heated towel rail, obscured uPVC double glazed window to the rear, ceiling spotlights and extractor fan.

Outside

To the front of the property is a brick paved driveway providing ample off road parking leading to the detached garage with up & over door and power. The South West facing rear garden comprises a paved patio, timber decking seating area and timber built work shop measuring 6.46m x 2.88m . Other features include 2 external power points and external tap.