

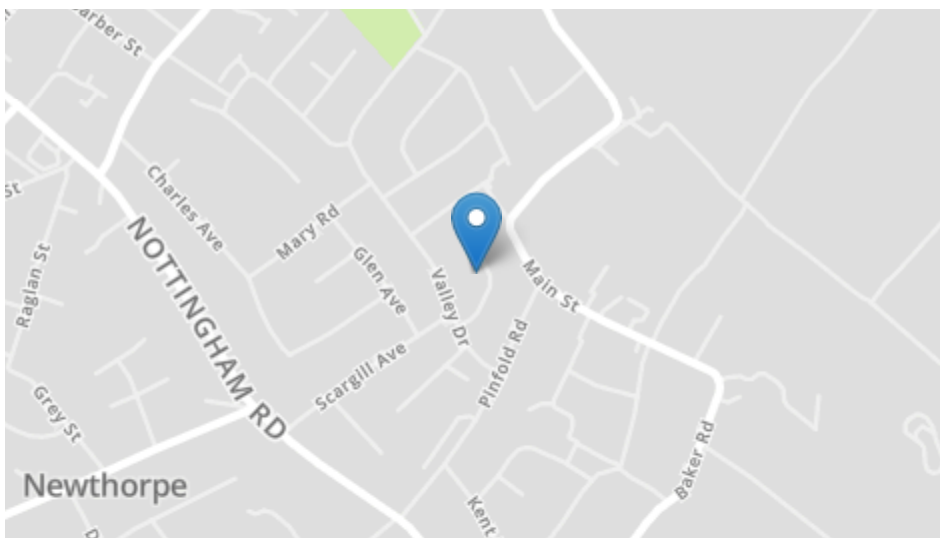
Hill Close, Newthorpe, NG16 2DX

Offers Over £220,000



Hill Close, Newthorpe, NG16 2DX

Offers Over £220,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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 - 26342625

Our Seller says....

- Semi Detached Bungalow
- 3 Bedrooms
- 2 Conservatories
- Off Road Parking
- Walking Distance From Amenities
- Excellent Road & Public Transport Links
- Popular Cul De Sac Location
- No Upward Chain

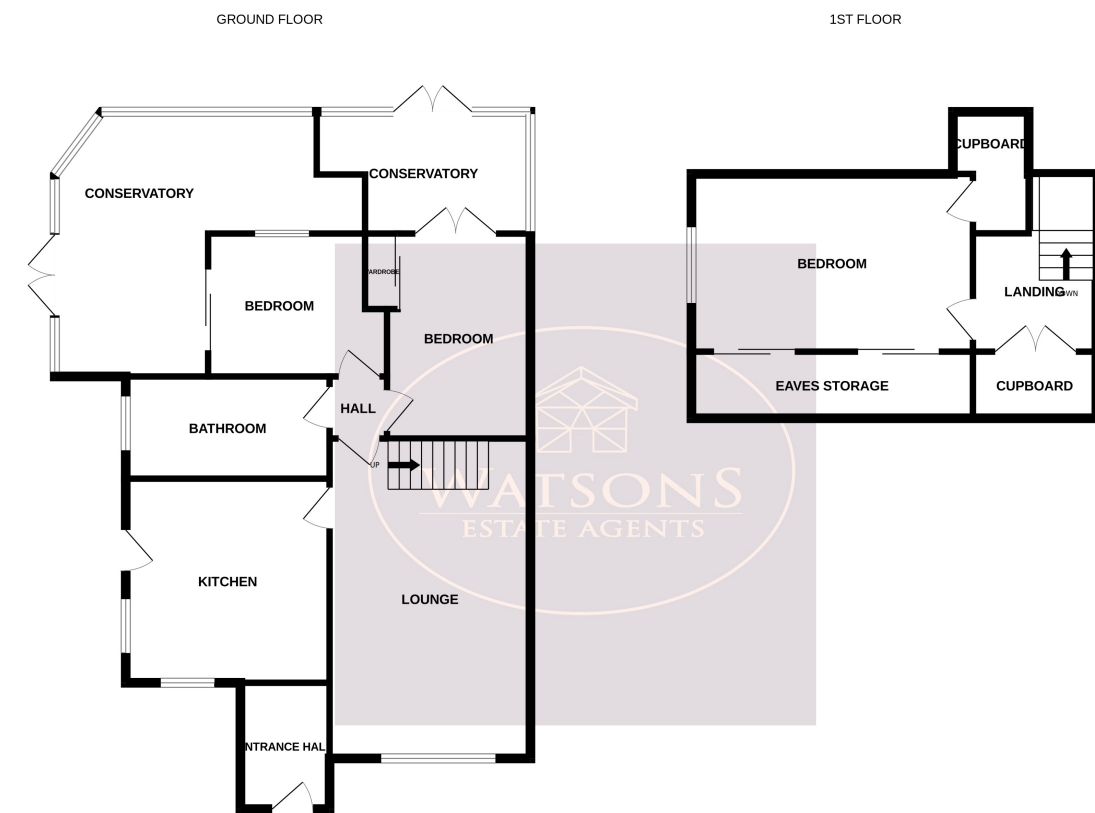
Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations 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





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.  
Made with Metropix ©2023

**\*\*\* NO UPWARD CHAIN \*\*\*** This semi detached dormer bungalow has bedrooms on both floors, providing versatile living, which would suit a range of buyers. The ground floor accommodation comprises in brief; entrance hall, lounge with stairs to the second floor, breakfast kitchen, two bedrooms, bathroom and a spacious conservatory which is divided into two sections. On the first floor, the landing leads to a further double bedroom which has good size eaves storage, ideal for use as a wardrobe/dressing area. Outside, the private rear garden is mainly lawned with well established plants and shrub borders, whilst to the front of the property, a block paved driveway provides off road parking. Hill Close is just half a mile from 'Hilltop' which has a range of shops, convenience stores, public services, cafes and eateries. A wider range of amenities can be found in Eastwood Town Centre which is just a short drive away. There is a bus stop within an 8 minute walk, with regular services to Eastwood & Nottingham amongst other destinations. The A610 which leads to junction 26 of the M1, can be reached in around 5 minutes, making this location an excellent choice for commuters. For more information, or to book your viewing, call our team.

#### Entrance Porch

UPVC double glazed entrance doors, storage cupboard and door to the lounge.

#### Lounge

5.88m x 3.67m (19' 3" x 12' 0") UPVC double glazed window to the front, 2 radiators, stairs to the first floor, doors to the kitchen and inner lobby.

#### Breakfast Kitchen

3.84m x 3.79m (12' 7" x 12' 5") A range of matching wall & base units, work surfaces incorporating an inset one & half bowl stainless steel sink & drainer unit. Plumbing for washing machine, space for cooker with extractor over, tiled flooring, radiator, uPVC double glazed windows to the rear & side and door to the rear.

#### Inner Hall

Doors to the bathroom and bedrooms 2 & 3.

#### Bedroom 2

3.78m x 2.68m (12' 5" x 8' 10") Fitted sliding door wardrobe, ceiling spotlights, radiator and French doors leading to the conservatory.

#### Bedroom 3

2.88m x 2.68m (9' 5" x 8' 10") UPVC double glazed window to the rear, radiator and sliding patio doors leading to the conservatory.

#### Conservatory

L Shaped - 5.26m x 4.84m x 2.68m (17' 3" x 15' 11" x 8' 8") Brick & uPVC double glazed construction, poly carbonate roof and French doors leading to the rear garden.

#### Conservatory 2

4.24m max x 2.25m (13' 11" x 7' 5") Brick & uPVC double glazed construction, poly carbonate roof, electric radiator and French doors leading to the rear garden.

#### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with electric shower over. Radiator and obscured uPVC double glazed window to the side.

#### First Floor

##### Bedroom 1

4.54m x 3.7m (14' 11" x 12' 2") UPVC double glazed window to the front, ceiling spotlights, radiator, over stair storage cupboard, and spacious eaves storage area with lighting and sliding doors.

#### Outside

To the front of the property a block paved driveway provides ample off road parking. The rear garden comprises a timber decking seating area with an uncovered pergola, turfed lawn, mature flower bed borders with a range of plants & shrubs and a brick built out house. The garden is enclosed by timber fencing to the perimeter with gated access to the side.