

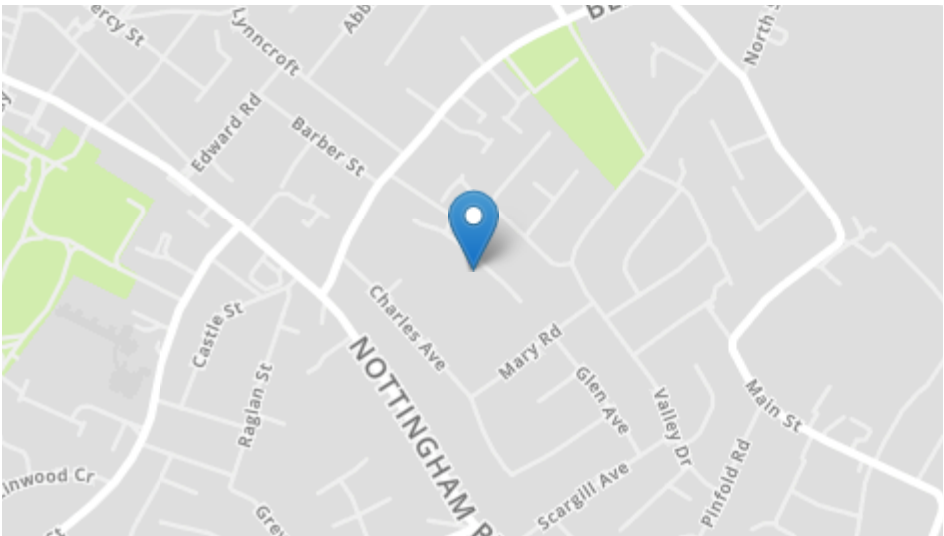
Hilltop Rise, Newthorpe, NG16 2GD

£400,000



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£400,000



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 - 29177009

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.



- Detached Family Home
- 4 Good Size Bedrooms
- Upgraded Throughout
- Modern Breakfast Kitchen
- Spacious Lounge & Separate Dining Room
- Utility & Ground Floor WC
- Modern Family Bathroom
- Primary Bedroom with Dressing Room
- Beautifully Maintained & Landscaped Garden
- Integral Garage & Off Road Parking

Our Seller says....

40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** YOUR FOREVER HOME AWAITS YOU! *** Come and take a look at this stunning 4 bedroom detached family home located in a very desirable development of similar homes. Packed with charm, character and beautifully presented throughout to a very high standard this wonderful home comprises; entrance hallway, light and airy living room that opens into a dining room, re-fitted kitchen/breakfast room and utility room, downstairs WC and integral garage. On the first floor you will find 4 light and airy bedrooms with master en-suite and a family bathroom. Outside beautifully maintained gardens to front and rear welcome you to sit, relax and enjoy the sunny south west facing aspect! Private parking is provided to the front for 2 cars. A truly stunning, quality home that you will not fail to fall in love with once over the threshold, so call us today to book your viewing!

Ground Floor

Entrance Hall

Composite entrance door, burglar alarm, oak internal door, radiator, luxury vinyl flooring, stairs to first floor and under stair storage.

Downstairs WC

WC, pedestal sink, radiator and obscured uPVC double glazed window to the side.

Lounge

5.54m x 3.23m (18' 2" x 10' 7") UPVC double glazed bay window to the front, laminate wood flooring, feature fireplace with inset gas fire and two radiator.

Breakfast Kitchen

4.38m x 3.44m (14' 4" x 11' 3") A range of matching wall & base units with worksurfaces incorporating an inset 1.5 stainless steel sink & drainer unit. Integrated appliances including waist height double electric oven, with the top being multi purpose oven/grill and microwave combined, 4 ring gas hob with extractor fan over and dishwasher. Breakfast bar, radiator, tiled flooring, partially tiled wall, uPVC double glazed window to the rear.

Dining Room

3.23m x 2.69m (10' 7" x 8' 10") 3.23m x 2.69m (10' 7" x 8' 10") UPVC double glazed French doors to the rear, radiator and door to breakfast kitchen.

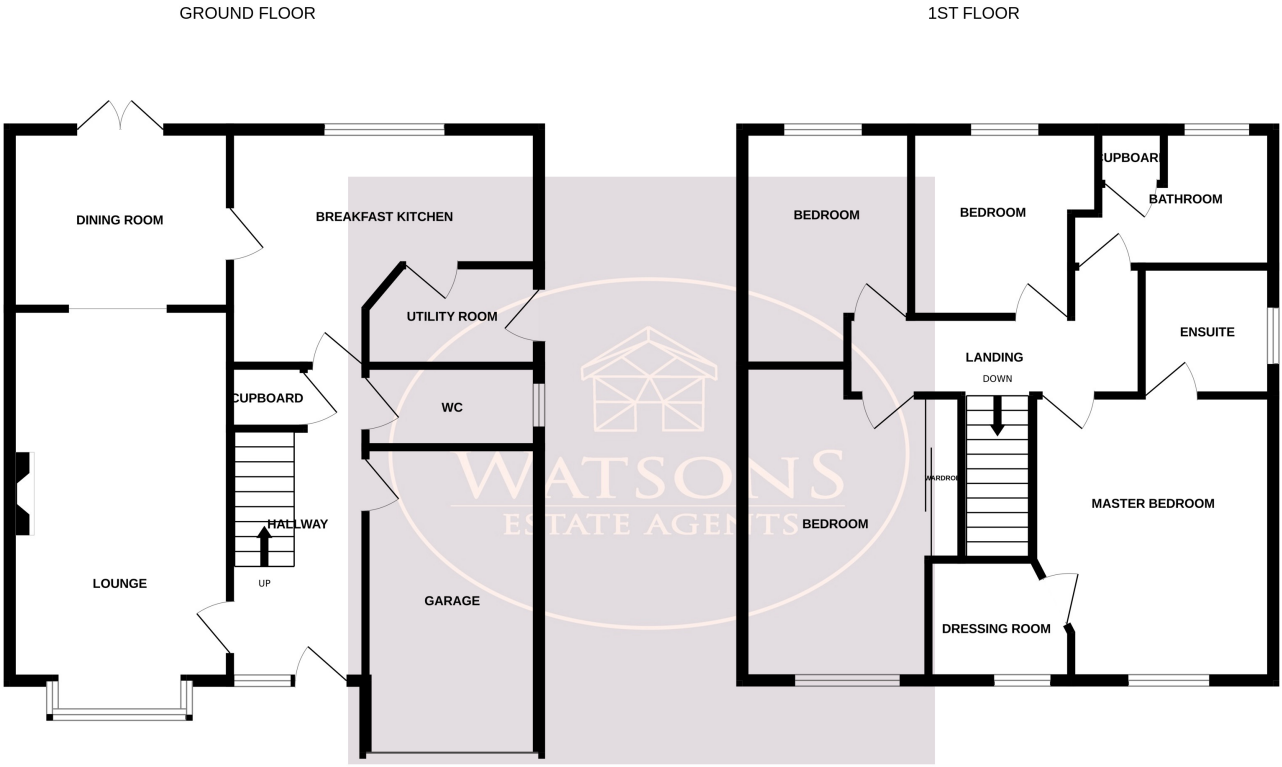
Utility Room

A range of wall and base units with worksurfaces incorporating stainless steel sink & drainer unit. Plumbing for washing machine and dryer, radiator and uPVC door to the side.

First Floor

Bedroom 1

3.7m x 3.3m (12' 2" x 10' 10") UPVC double glazed window to the front, radiator and door to dressing room & en suite.



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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En Suite

White 3 piece suite comprising wc, vanity sink, mains fed cubicle shower. Chrome heated radiator/towel rail, extractor fan, ceiling spotlights and obscured uPVC double glazed window to the side.

Dressing Room

UPVC double glazed window to the front and radiator.

Bedroom 2

4.1m x 3.29m (13' 5" x 10' 10") UPVC double glazed window to the front, fitted wardrobe with a sliding door and radiator.

Bedroom 3

3.38m x 2.54m (11' 1" x 8' 4")UPVC double glazed window to the rear and radiator.

Bedroom 4

2.75m x 2.43m (9' 0" x 8' 0") UPVC double glazed window to the rear and radiator.

Bathroom

White 3 piece suite comprising wc, vanity sink and panel bath. Chrome heated radiator/towel rail, extractor fan, airing cupboard housing hot water tank, ceiling spotlights and uPVC double glazed window to the rear.

Outside

The front of the property features a tarmacadam driveway leading towards the garage; hedged by a stone gravel flower bed, paved pathway to a timber gate to rear garden, and a paved pathway leading to the front entrance door. The rear of the property boasts a patio seating area with outside tap, and paved pathway leading towards another raised patio area with a garden room with fitted power. Landscaped turfed lawn, with flower beds and a range of plants and shrubbery and enclosed by timber fencing.