

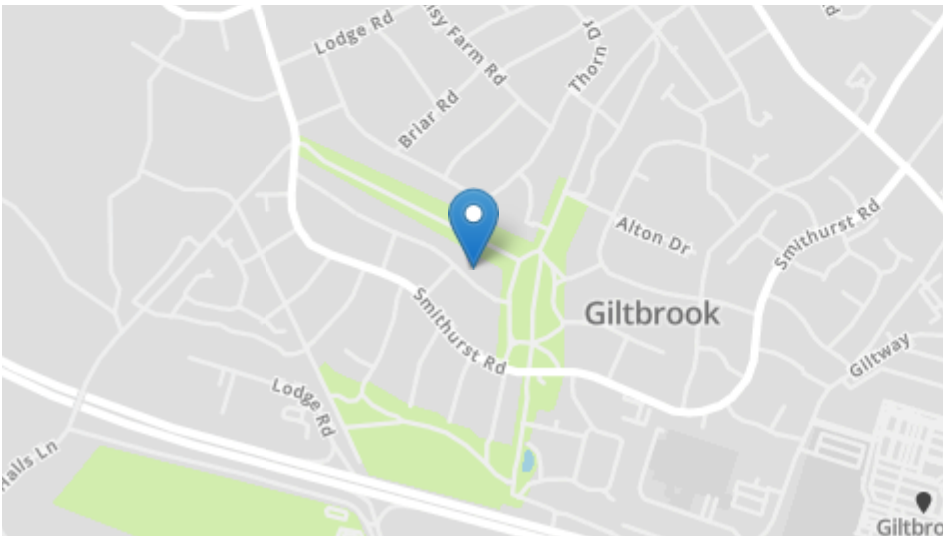
Holmewood Drive, Giltbrook, NG16 2UG

Guide Price £350,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	83
England, Scotland & Wales	EU Directive 2002/91/EC	



- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Downstairs WC & Utility Room
- Driveway & Garage
- Private Rear Garden
- Cul De Sac Location
- Excellent Road & Public Transport Links

Our Seller says....

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 - 29841338

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 £350,000 - £375,000 \*\*\* \*\* WELCOME 'HOLME' \*\* Located in a quiet cul-de-sac on the popular Giltbrook estate, is this spacious and well presented four bedroom detached family home. Features include two reception rooms, a downstairs WC, utility room, off road parking, and garage. Briefly comprising; entrance hallway, downstairs WC, lounge, dining room, dining kitchen, utility room. To the first floor, four good sized bedrooms, and a family bathroom. Outside, off road parking and garage to the front, and a privately enclosed garden to the rear. Situated on the popular Giltbrook estate, amenities and walks are on your doorstep, including the Giltbrook retail park, Eastwood town centre, schools and much more. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, under stairs storage and doors to the lounge, dining room, dining kitchen and WC.

WC

WC, vanity sink unit and radiator. Wood effect laminate flooring.

Lounge

5.19m x 4.04m (17' 0" x 13' 3") UPVC double glazed window to the front, feature fire place with inset space for fire, radiator and open to the dining room.

Dining Room

3.46m x 3.39m (11' 4" x 11' 1") Radiator and sliding patio doors to the rear garden.

Dining Kitchen

5.7m x 3.13m (18' 8" x 10' 3") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for cooker, plumbing for dishwasher, breakfast bar, radiator, wall mounted combination boiler, wood effect laminate flooring, uPVC double glazed windows to the rear and door to the rear garden. Open to the utility room.

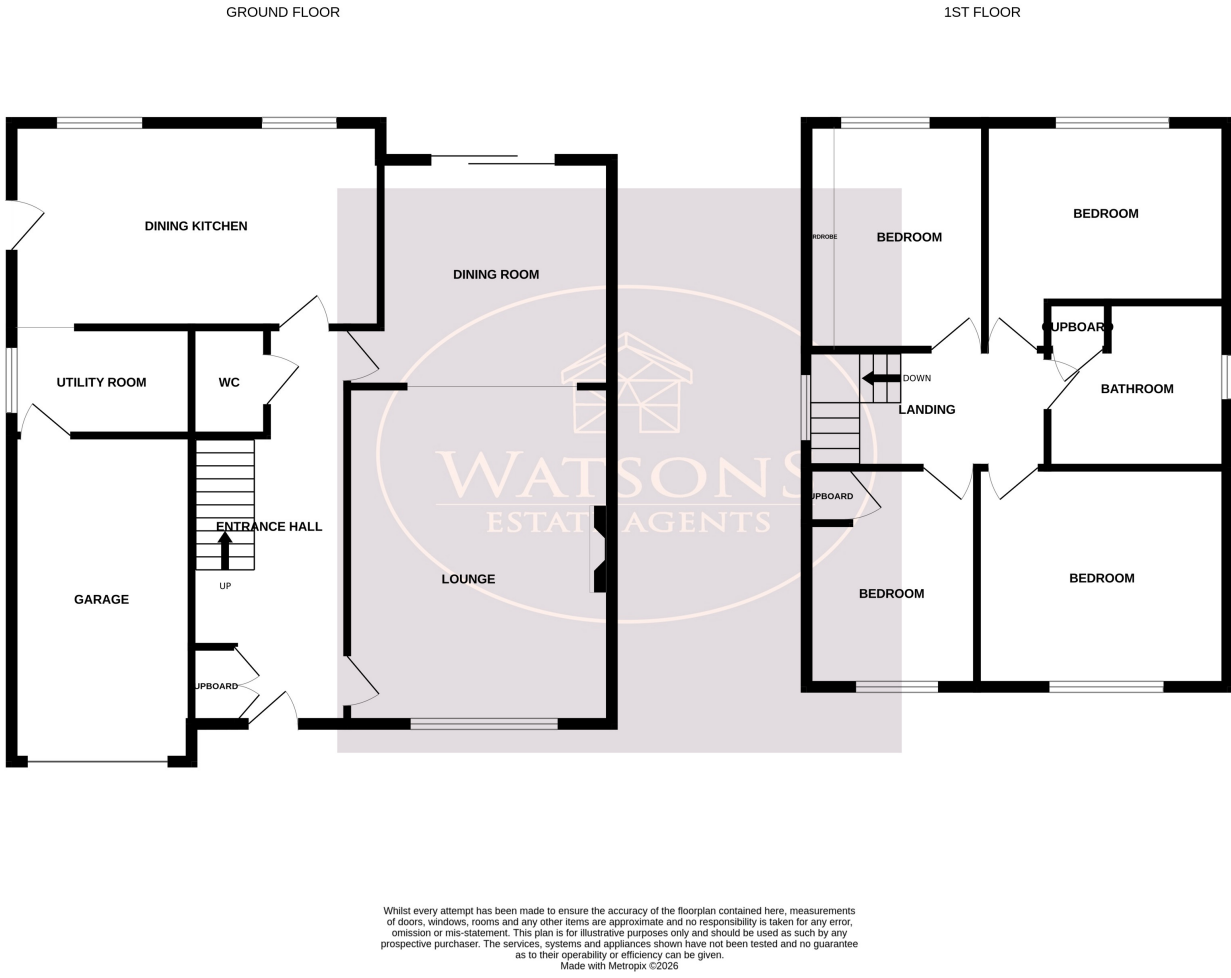
Utility Room

2.77m x 1.62m (9' 1" x 5' 4") UPVC double glazed window to the side and plumbing for washing machine and tumble dryer. Radiator. A range of matching wall & base units, worksurfaces incorporating an inset sink. Door to the garage.

First Floor

Landing

UPVC double glazed window to the side, access to the attic (fully boarded) and doors to all bedrooms and bathroom.



Bedroom 1

3.85m x 3.37m (12' 8" x 11' 1") UPVC double glazed window to the front and radiator.

Bedroom 2

3.61m x 2.72m (11' 10" x 8' 11") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.6m x 2.73m (11' 10" x 8' 11") UPVC double glazed window to the rear, fitted wardrobe and radiator.

Bedroom 4

3.37m x 2.583m (11' 1" x 8' 6") UPVC double glazed window to the front, storage cupboard and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath. Obscured uPVC double glazed window to the side, chrome heated towel rail, airing cupboard, ceiling spotlights and lino flooring.

Outside

To the front of the property is a turfed lawn. A tarmacadam driveway provides ample off road parking leading to the garage measuring 5.17m x 2.72m with electric sectional door and power. The rear garden comprises a paved patio seating area, turfed lawn, flower bed borders with a range of plants & shrubs, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The seller has provided us with the following information: the boiler is located in the kitchen and is 3 years old. It was last serviced in February 2026.