

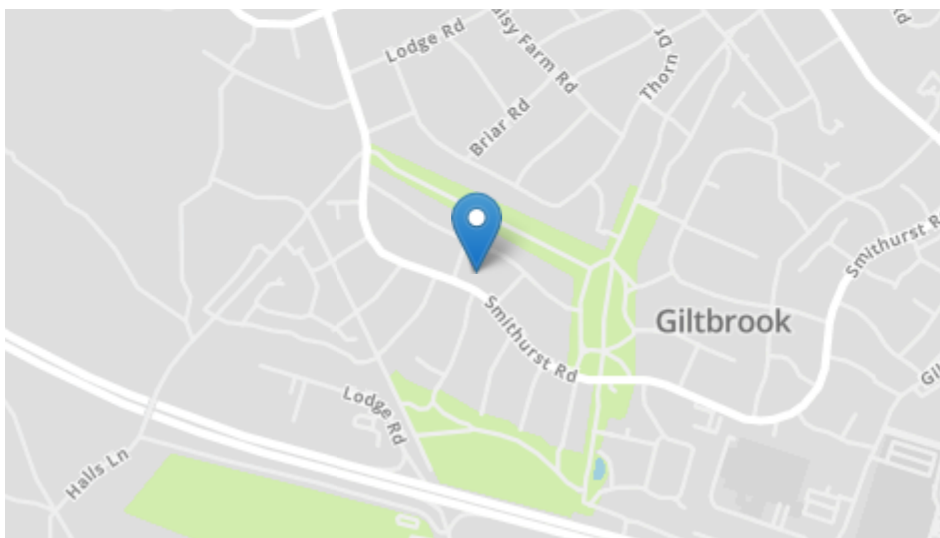
Smithurst Road, Giltbrook, NG16 2UP

Guide Price £425,000



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- Extended Detached Family Home
- 4 Bedrooms
- Generous Modern Dining Kitchen
- En Suite & Family Bathroom
- Utility Room & Downstairs WC
- Driveway & Garage
- Popular Residential Location
- Excellent Road & Public Transports Links

Our Seller says....

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.



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*** GUIDE PRICE £425,000 - £450,000 *** ***DREAM KITCHEN GOALS*** If you are looking for the 'wow factor' then this is the home for you. Beautifully presented throughout, the property has undergone a 'no expense spared' renovation by the current vendors, extended to create an open plan kitchen/living/diner with vaulted ceiling, underfloor heating and feature central island, and utility room. Other benefits include a downstairs WC, detached garage, and en-suite to primary bedroom. Briefly comprising; entrance hallway, downstairs WC, lounge, open plan kitchen/living/diner, utility room. To the first floor, four bedrooms, primary with en-suite, and family bathroom. Outside, a driveway to the front provides ample off road parking, and leads to the detached garage. The rear garden is beautifully maintained and offers low maintenance upkeep and is perfect for entertaining. Property's of this calibre rarely come to market, contact Watsons today to avoid disappointment.

Ground Floor

Entrance Hall

High spec aluminium entrance door to the front, stairs to the first floor, radiator and doors to the WC, lounge and dining/family area/kitchen. Karndean flooring.

WC

WC, vanity sink unit, obscured high spec aluminium double glazed window to the front.

Lounge

5.36m x 3.82m (17' 7" x 12' 6") High spec aluminium double glazed bay window to the front with integrated blinds, radiator, feature fire place with inset multi fuel burner.

Dining/Family Room/Kitchen

6.21m x 6.14m (20' 4" x 20' 2") A range of matching wall & base units, Quartz work surfaces. Central island offering further storage space and incorporating an inset sink. Integrated appliances to include: double electric oven, induction hob with extractor over and dishwasher. Karndean flooring with underfloor heating, wiring for an American style fridge freezer, feature lights, 3 electric uPVC double glazed velux windows, door to the utility room. Ceiling spotlights, radiator and high spec aluminium bi fold doors with integrated blinds leading to the rear garden.

Utility Room

5.6m x 1.8m (18' 4" x 5' 11") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Plumbing for washing machine & dryer, extractor fan. High spec aluminium double glazed windows to the rear & front and composite door to the rear.

First Floor

Landing

Access to the attic housing the boiler and doors to the primary bedroom, bedrooms 2, 3 & 4 and family bathroom.

Primary Bedroom



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

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Chrome heated towel rail, extractor fan and obscured high spec aluminium double glazed window to the side.

Bedroom 2

3.43m x 3.38m (11' 3" x 11' 1") High spec aluminium double glazed window to the rear, ceiling spotlights and radiator.

Bedroom 3

3.44m x 2.66m (11' 3" x 8' 9") High spec aluminium double glazed window to the front and radiator.

Bedroom 4

2.78m x 2.27m (9' 1" x 7' 5") High spec aluminium double glazed window to the rear and radiator.

Bathroom

4 piece suite in white comprising WC, vanity sink unit, bath and shower cubicle. Heated towel rail, ceiling spotlights, extractor fan and obscured high spec aluminium double glazed window to the rear.

Outside

To the front of the property is a turfed lawn. A tarmac driveway running alongside provides ample off road parking with further secure parking behind wrought iron gates leading to the detached single garage with up & over door and power. Other features include an electric car charging point. The low maintenance rear garden comprises a paved patio seating area, raised flower bed borders with a range of plants & shrub. The garden is enclosed by timber fencing to the perimeter with gated access to the side.