

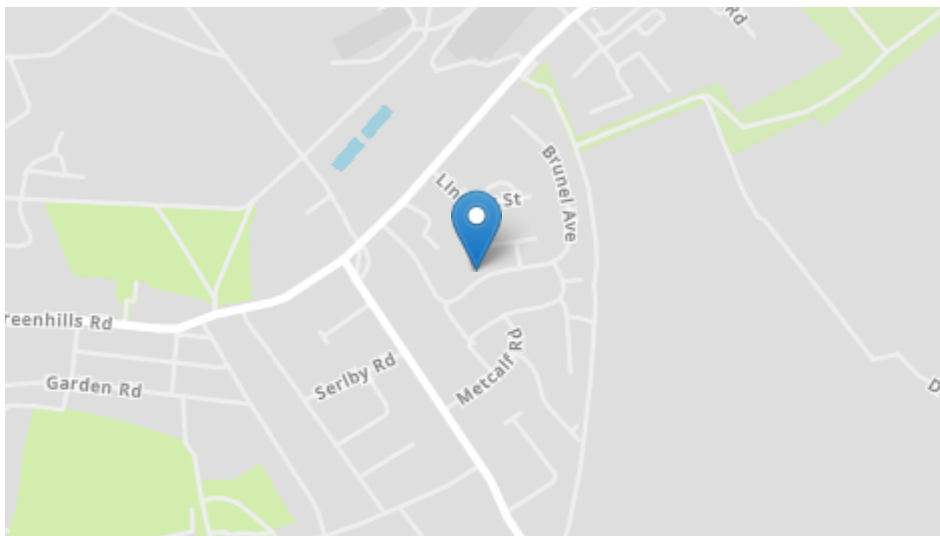
Brunel Avenue, Newthorpe, NG16 3NH

Offers Over £260,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Extended Detached House
- 4 Bedrooms
- 2 Reception Rooms
- Garden Room
- Off Road Parking
- Popular Residential Location
- Short Drive to Eastwood Town Centre
- Ease of Access to A610

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 - 27284821

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



*** ONE FOR ALL THE FAMILY *** This detached home sits on a popular cul-de-sac in Newthorpe and has been EXTENDED to provide a great garden room as well as the 4 DOUBLE bedrooms. The accommodation is well presented throughout and VIEWING IS ESSENTIAL to fully appreciate. Comprising in brief: entrance hall, open plan dining kitchen, spacious lounge with garden room running off it, upstairs landing to the 4 DOUBLE bedrooms and bathroom with separate wc for convenience. Outside, there is a low maintenance private rear garden along with off road parking to the front. The property is located just a short drive from all the amenities of Eastwood town centre, and dog owners will appreciate the nearby Colliers Wood. A viewing is essential to appreciate all on offer, call our team today!

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, uPVC double glazed window to the side, stairs to the first floor and doors to the lounge, kitchen and dining room.

Lounge

6.6m x 4.27m (reducing to 3.27m) (21' 8" x 14' 0") UPVC double glazed window to the front, radiator, vertical radiator, real flame gas fire. Door to the kitchen and French doors to the garden room.

Dining Area

3.25m x 2.36m (10' 8" x 7' 9") UPVC double glazed window to the front, ceiling spotlights, radiator and open to the kitchen.

Kitchen

4.67m x 4.2m (2.64m min) (15' 4" x 13' 9") A range of matching high gloss wall & base units, work surfaces with inset stainless steel sink & drainer unit. Integrated appliances to include; electric oven & hob with extractor over and dishwasher. Plumbing for washing machine, tiled flooring with underfloor heating, ceiling spotlights, radiator, large storage cupboard with power and open to the dining area.

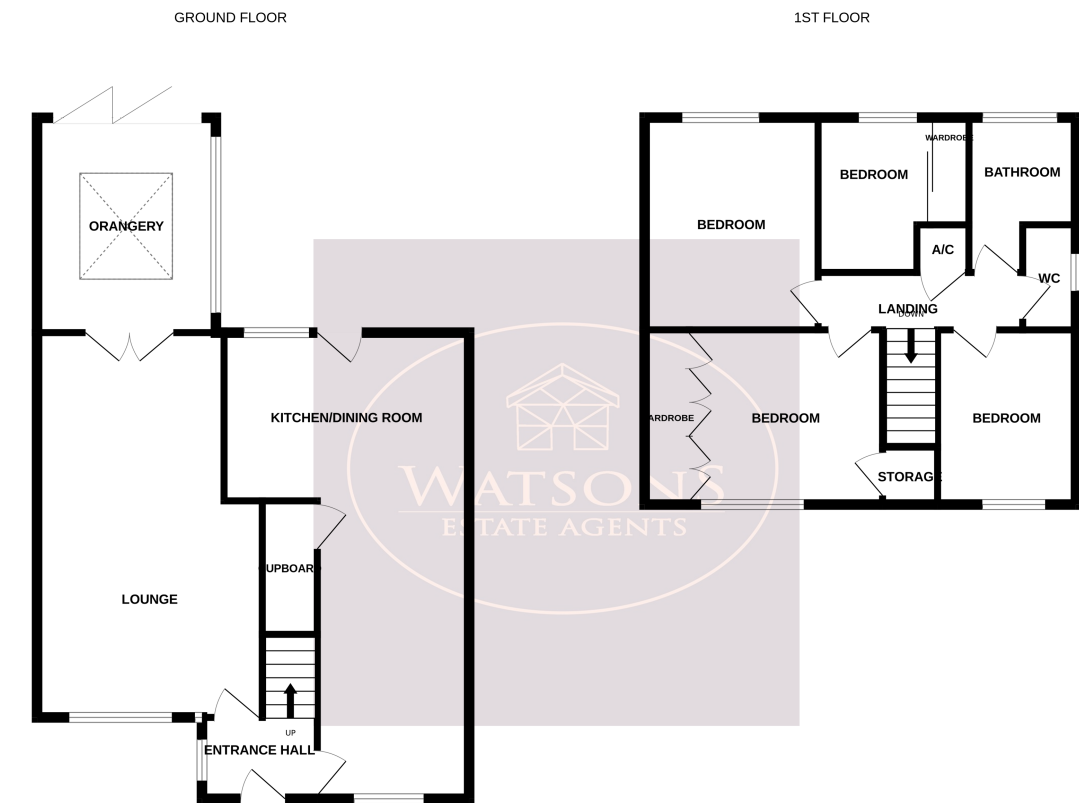
Garden Room

3.34m x 3.08m (10' 11" x 10' 1") Brick & uPVC double glazed construction, tiled flooring, ceiling dome, 2 vertical radiators, bi folding doors to the rear and ceiling spotlights.

First Floor

Landing

Airing cupboard housing the Viessmann combination boiler, access to the attic and doors to all bedrooms, WC and bathroom.



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

4.04m (to the back of the wardrobes) x 2.88m (13' 3" x 9' 5") UPVC double glazed window to the front, built in wardrobe, radiator and wall to wall floor to ceiling wardrobes.

Bedroom 2

3.66m x 2.9m (12' 0" x 9' 6") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.98m x 2.47m (9' 9" x 8' 1") UPVC double glazed window to the front and radiator.

Bedroom 4

2.71m(to the back of the wardrobe) x 2.62m (8' 11" x 8' 7") UPVC double glazed window to the rear and radiator.

Bathroom

2 piece suite comprising pedestal sink unit and bath with electric shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

WC

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

Outside

To the front of the property are gravel beds. A concrete driveway provides off road parking for 2 cars. The rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs, timber built shed, external tap & power point and is enclosed by timber fencing to the perimeter with gated access to the side.