

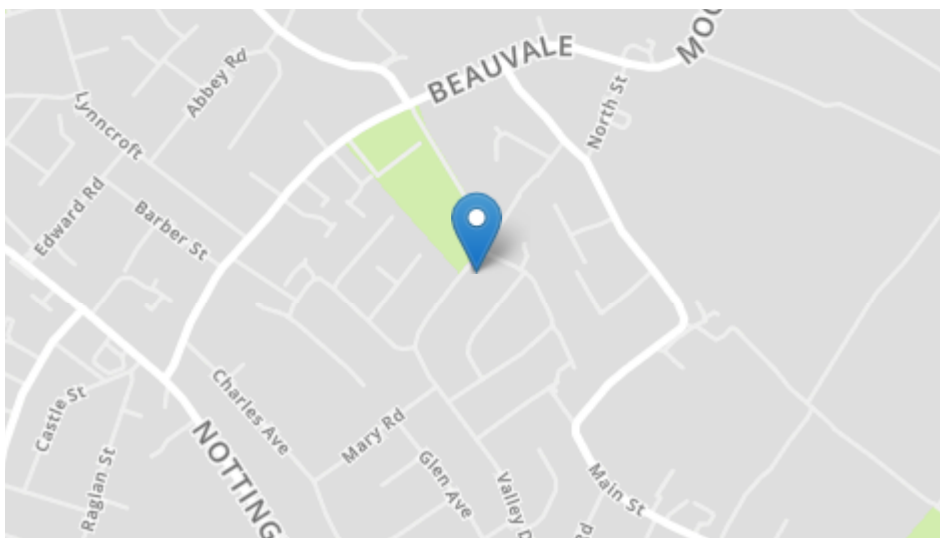
Dunster Road, Newthorpe, NG16 2DW

£300,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	79
(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	



- Fully Renovated Detached Bungalow
- 2 Bedrooms
- Spacious Lounge
- Modern Kitchen & Shower Room
- South Facing Garden
- Off Road Parking & Detached Garage
- No upward chain
- High Specification Throughout
- Sought After Location

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 - 29196820

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



*** OFFERS IN REGION OF £300,000 *** REFURBISHED AND READY TO MOVE INTO! *** NO CHAIN *** Totally re-furbished to a high standard with brand new doors & architraves this lovely 2 bedroom detached bungalow is located in a desirable area for those looking to downsize to a home of this type! Set on a flat plot amongst similar properties the bungalow boasts light and airy living accommodation and comprises an entrance hallway, newly fitted kitchen and shower room, living room and 2 bedrooms. Outside is a generous private driveway leading to a detached garage and a sunny south east facing rear garden. Having been re-wired and new central heating installed in the last 12 months you will also see newly laid floor coverings and freshly plastered walls. You really can just move in and set out your furniture in this beautiful property! So call today to book your viewing.

Ground Floor

Entrance Hall

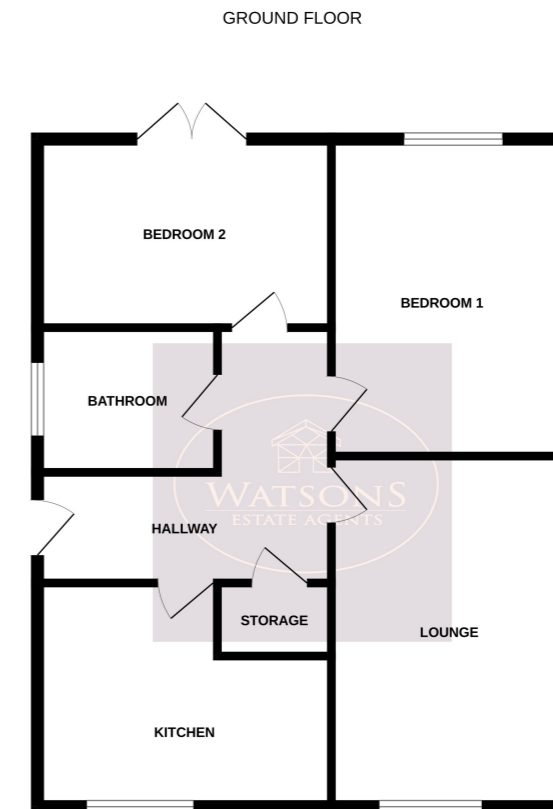
Composite wood entrance door, radiator and karndean flooring.

Lounge

3.64m x 3.22m (11' 11" x 10' 7") UPVC double glazed window to the front and radiator.

Dining Kitchen

3.15m x 2.78m (10' 4" x 9' 1") A range of matching wall and base units with work surfaces incorporating inset 1.5 ceramic sink & drainer unit. Integrated appliances including electric oven, electric hob with extractor over, fridge, freezer, washing machine and dishwasher. Karndean flooring, radiator and uPVC double glazed window to the front.



While 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 misstatement. 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 02/25

Bedroom 1

3.64m x 3.40m (11' 11" x 11' 2") UPVC double glazed window to the rear and radiator.

Bedroom 2

2.87m x 2.74m (9' 5" x 9' 0") Radiator with French doors to the garden.

Bathroom

White 3 piece suite comprising wc, vanity sink with storage under and cubicle shower. Karndean flooring, partially tiled walls and obscured uPVC window to the

Garage

Detached single garage with electric roller up and over doors.

Outside

The front of the property features a turfed lawn to the front, tarmac driveway leading to detached garage and entrance door, palisaded by a timber fence. The rear of the property has a paved seating area, leading to a landscaped gravel path to the rear, and a turfed lawn hedged by flower beds and enclosed by timber fencing.