

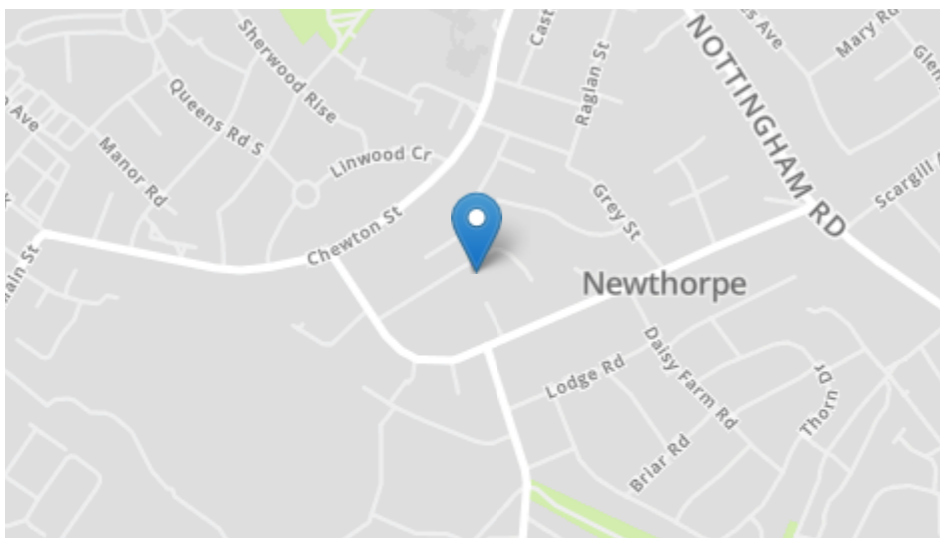
Dawson Close, Newthorpe, NG16 2ES

Offers Over £350,000



Dawson Close, Newthorpe, NG16 2ES

Offers Over £350,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Extended Detached Family Home
- 4 Bedrooms
- Generous Open Plan Lounge Diner
- Fitted Dining Kitchen
- Downstairs WC/Utility Room
- Off Road Parking
- South Facing Rear Garden
- Popular Residential 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 - 27669184

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



\*\*\* THE GARDEN OF YOUR DREAMS \*\*\* The accommodation offered by this 4 bedroom detached home in Newthorpe is impressive enough, but the garden of your dreams awaits you to the rear - and better still, there is a superb generous conservatory to sit and enjoy it all year round! In brief, the accommodation comprises: entrance hall, lounge, wc, dining area, conservatory, kitchen, upstairs landing to the 4 bedrooms and family bathroom. Outside, the star of the show is the south-facing landscaped rear, comprising 2 paved patio seating areas, turfed lawn with an array of beautiful plants & shrubs and feature waterfall - the perfect place to enjoy the summer months. Being situated at the end of a quiet cul-de-sac means this would make for another long term family home and there is easy access to a wealth of amenities in the nearby towns of Eastwood, Kimberley & Ilkeston. Road links are great too, with the A610 & M1 motorway not too far away. We highly recommend viewing to see for yourself, so call our sales team now to arrange a viewing.

#### Ground Floor

##### Entrance Hall

Composite entrance door to the front, obscured uPVC double glazed windows to the front & side, built in storage cupboard, tiled flooring, radiator, doors to the WC and lounge.

##### WC

WC, wall mounted sink, chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the front.

##### Lounge

5.09m x 3.61m (16' 8" x 11' 10") Solid wood stairs to the first floor, uPVC double glazed bay window to the front, 2 radiators, real flame gas fire with solid wood fireplace surround and open to the dining area.

##### Dining Area

3.03m x 2.55m (9' 11" x 8' 4") Sliding patio doors to the conservatory, radiator and door to the kitchen.

##### Conservatory

4.63m x 2.99m (15' 2" x 9' 10") Brick & uPVC double glazed construction, wood effect laminate flooring, 2 radiators and French doors to the rear garden.

##### Kitchen (L Shaped)

5.0m (6.74m max) x 3.08m (2.21m min) (16' 5" x 10' 1") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated appliances to include: Neff oven, grill & microwave, gas hob with extractor over, fridge freezer, wine cooler and dishwasher. Radiator, laminate tiled flooring, velux window, ceiling spotlights uPVC double glazed window to the rear, door to the rear garden and door to the utility room.

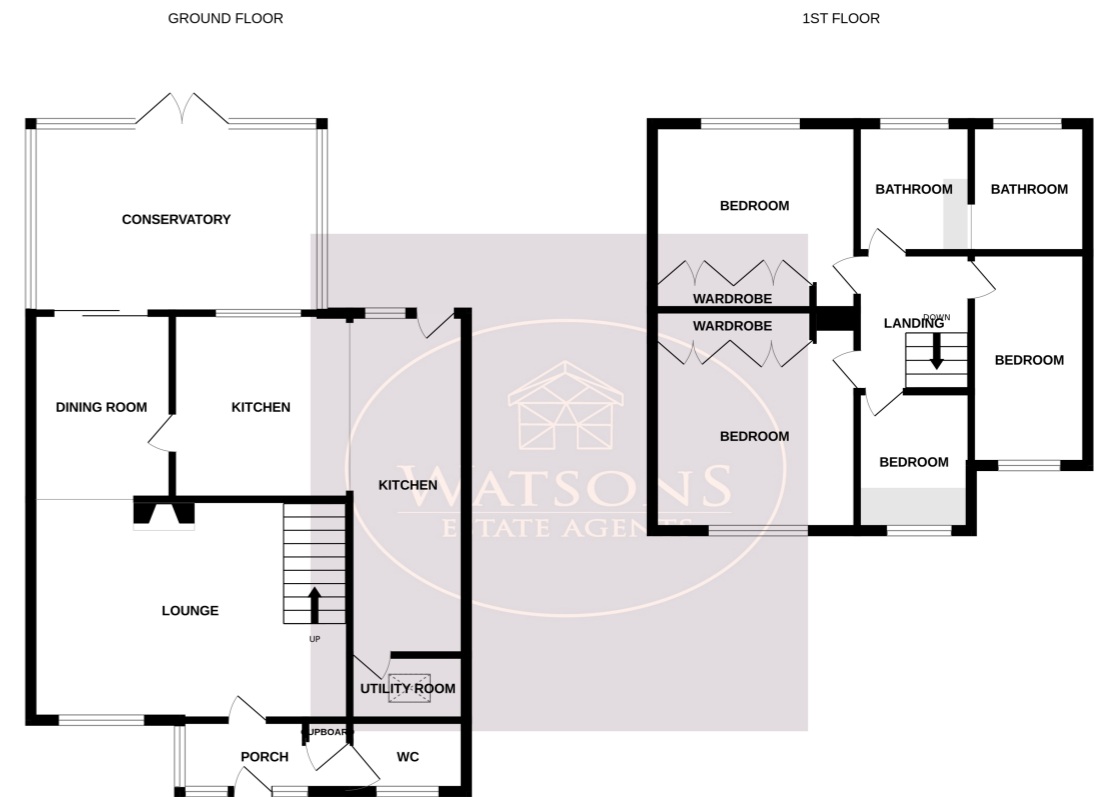
##### Utility Room

Luxury vinyl tiled flooring, velux window and plumbing for washing machine.

#### First Flooring

##### Landing

Access to the attic (partly boarded with drop down ladder) and doors to all bedrooms 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.  
Made with Metropix ©2024

##### Bedroom 1

3.22m x 2.96m (10' 7" x 9' 9") UPVC double glazed window to the front, fitted wardrobes and radiator.

##### Bedroom 2

3.1m x 3.06m (10' 2" x 10' 0") UPVC double glazed window to the rear, fitted wardrobes and radiator.

##### Bedroom 3

3.5m x 2.2m (11' 6" x 7' 3") UPVC double glazed window to the front and radiator.

##### Bedroom 4

2.36m x 2.07m (7' 9" x 6' 9") UPVC double glazed window to the front and radiator.

##### Bathroom

5 piece suite in white comprising floating WC & bidet, floating sink, freestanding rolled top bath and shower cubicle with mains fed shower over. Ceiling spotlights, obscured uPVC double glazed window to the rear and 2 chrome heated towel rails.

##### Outside

To the front of the property are plum slate beds and a block paved driveway providing good off road parking, with further secure parking behind double wooden gates. Other features include an electric car charging point. To the side of the property is a timber built shed with power, but the star of the show is the south-facing landscaped rear, comprising 2 paved patio seating areas, turfed lawn with an array of beautiful plants & shrubs, feature waterfall, greenhouse and an external tap. The garden is enclosed by wall & timber fencing to the perimeter with gated access to the side.