

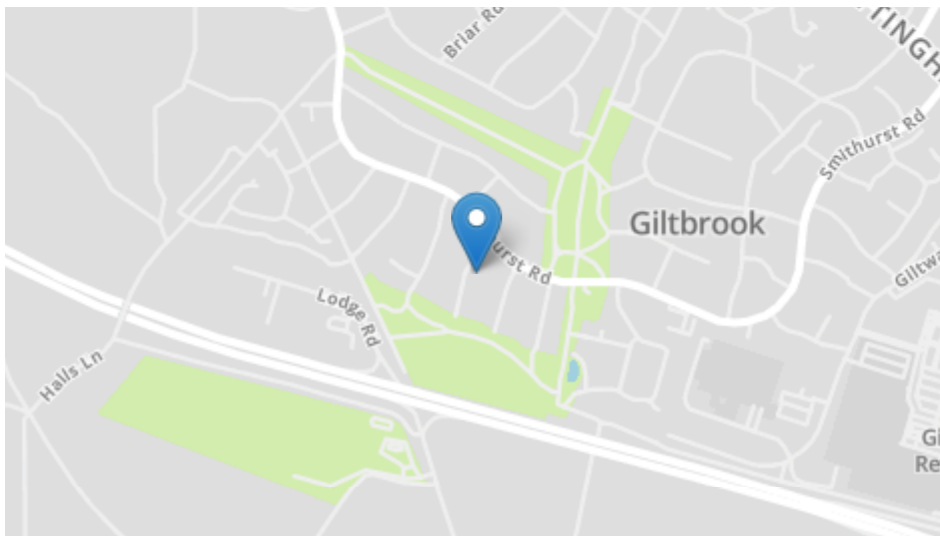
Turner Drive, Giltbrook, NG16 2UJ

Offers Over £280,000



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- Extended Detached Family Home
- 3 Bedrooms
- Modern Open Plan Dining Kitchen
- Study
- Utility Room/Downstairs WC
- Driveway
- Low Maintenance Rear Garden
- Fully Renovated Throughout

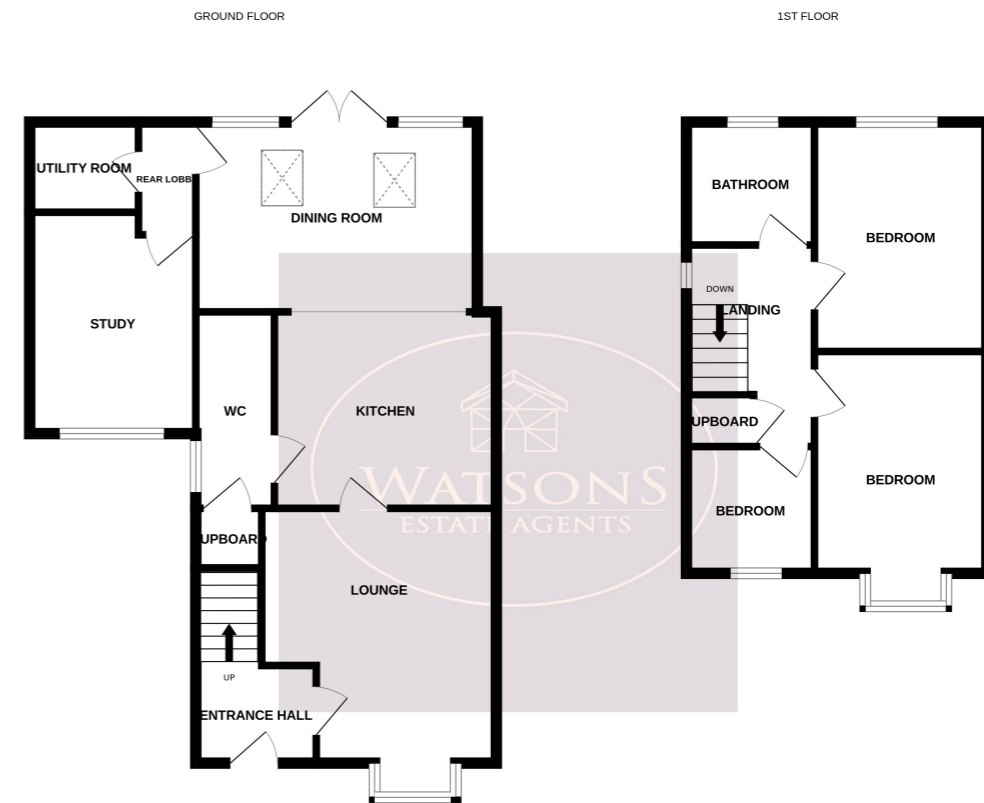
Our Seller says....

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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*****MORE THAN MEETS THE EYE***** An EXTENDED and FULLY refurbished three bedroom detached property on the popular Smithurst estate in Giltbrook. With a stunning open plan dining kitchen, converted garage now offering a further reception room, utility room, and downstairs WC. Briefly comprising; entrance hallway, lounge, downstairs WC, kitchen, dining area, rear lobby, utility room and study. To the first floor, three bedrooms and stylish bathroom. Outside, to the front is a driveway providing off road parking, and to the rear is a privately enclosed and low maintenance garden. Located on this sought after estate in Giltbrook, the property is within easy reach of a range of amenities including micropubs, and further shops and supermarkets in the nearby town of Eastwood. There are fantastic nearby road links with the A610 providing access to Nottingham and beyond. Call Watson's today 8-8 to book your viewing and avoid disappointment.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, wood effect laminate flooring, radiator and door to the lounge.

Lounge

4.0m x 3.78m (13' 1" x 12' 5") UPVC double glazed bay window to the front, 2 radiators and door to the dining kitchen.

Kitchen Area

3.46m x 3.09m (11' 4" x 10' 2") A range of matching wall and base units, work surfaces incorporating an inset country style sink. Integrated appliances to include: electric oven & gas hob with extractor over, fridge freezer and dishwasher. Ceiling spotlights, radiator and open to the dining area. Door to the rear lobby.

Dining Area

4.32m x 2.71m (14' 2" x 8' 11") UPVC double glazed window to the rear, velux window, radiator and French doors to the rear garden.

WC

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

Rear Lobby

Doors to the utility room and study.

Utility Room

Plumbing for washing machine & tumble dryer.

First Floor

Landing

UPVC double glazed window to the side, airing cupboard housing the combination boiler, access to the attic (partly boarded) and doors to all bedrooms and bathroom.

Bedroom 1

3.58m x 2.68m (11' 9" x 8' 10") UPVC double glazed bay window to the front and radiator.

Bedroom 2

3.55m x 2.69m (11' 8" x 8' 10") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.05m x 2.02m (10' 0" x 6' 8") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with mains fed rainfall effect shower over. Ceiling spotlights, extractor fan, heated towel rail and obscured uPVC double glazed window to the rear.

Outside

To the front of the property, a tarmac driveway provides ample off road parking. The low maintenance rear garden comprises a paved patio, steps up to a turfed lawn, timber decking seating area with uncovered pergola and is enclosed by wall & timber fencing to the perimeter.