

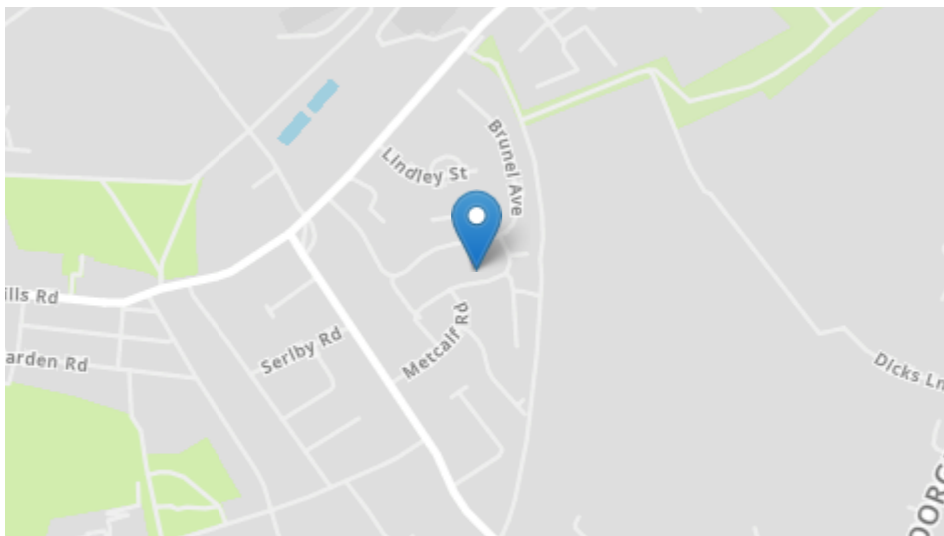
Hackworth Close, Newthorpe, NG16 3NJ

Offers Over £280,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 4 bedrooms
- Open Plan Dining Kitchen
- Downstairs WC
- Garden Room
- Driveway
- Popular Residential Location
- Fully Refurbished Throughout

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 - 27428932

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



*** EXCEPTIONALLY WELL PRESENTED FAMILY HOME *** This 4 bedroom detached home sits at the end of a quiet cul-de-sac in Newthorpe and has been meticulously upgraded and re-furbished by the current owners to a very high standard of fit and finish! The beautiful, light and airy well presented accommodation comprises of; entrance hall, re-fitted modern open plan dining kitchen and spacious lounge with bi-fold doors opening into a relaxing garden room with a downstairs WC off. On the first floor the landing leads to the four bedrooms and bathroom with a re-fitted modern white three piece suite. Outside, there is off-road parking to the front for two vehicles and a pleasant & well maintained rear garden with a private, sunny aspect. Viewing is essential to appreciate this beautifully presented home.

Ground Floor

Entrance Hall

Entrance door to the front, window to the side, wood effect laminate flooring, stairs to the first floor, radiator. Doors to lounge and dining room.

Lounge

6.55m x 3.52m (21' 6" x 11' 7") UPVC double glazed window to the front, electric fire & fire place surround, 2 x radiators and Bi folding doors to the garden room.

Dining Kitchen

7.0m x 3.39m (23' 0" x 11' 1") A range of matching wall & base units, granite work surfaces incorporating one & a quarter bowl ceramic sink & drainer unit. integrated appliances to include: electric oven & gas hob with extractor over, wine cooler, washing machine, dishwasher and tumble dryer. Plumbing and wiring for an American style fridge freezer. Under stairs storage cupboard, Karndean flooring, ceiling spotlights, breakfast bar and uPVC double glazed window to the rear. Door to the lounge and open to the dining area with uPVC double glazed bay window to the front and 2 radiators

Garden Room

2.09m x 2.07m (6' 10" x 6' 9") UPVC double glazed windows to the rear, radiator, ceiling spotlights. Bi folding doors to the rear garden and door to the WC.

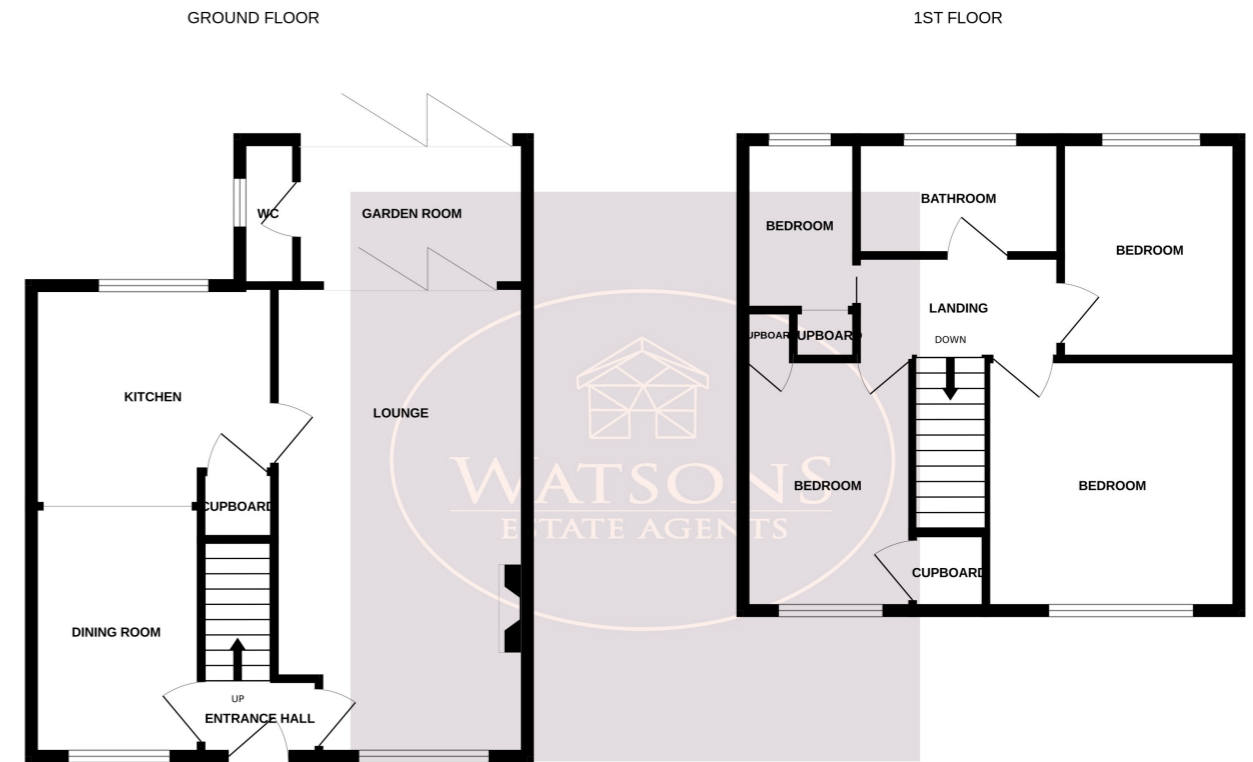
WC

Hidden cistern WC, vanity sink unit, heated towel rail and obscured uPVC double glazed window to the side.

First Floor

Landing

Access to the attic (partly boarded), ceiling spotlights. Doors to bedrooms & 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

3.36m x 3.86m (11' 0" x 12' 8") UPVC double glazed window to the front, radiator.

Bedroom 2

3.28m x 2.47m (10' 9" x 8' 1") UPVC double glazed window to the front, built in over stair storage cupboard incorporating the combination boiler, built in wardrobe, radiator.

Bedroom 3

3.04m x 2.6m (10' 0" x 8' 6") UPVC double glazed window to the rear, radiator.

Bedroom 4

2.66m x 1.64m (8' 9" x 5' 5") UPVC double glazed window to the rear, built in wardrobe/storage cupboard, radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit & P shaped bath with electric shower over. Ceiling spotlights, extractor fan, chrome heated towel rail, Karndean flooring, 2 obscured uPVC double glazed windows to the rear.

Outside

Outside

At the front of the property is a driveway provides ample off road parking. The low maintenance rear garden comprises a paved patio, artificial lawn, flower bed borders containing a range of plants & shrubs. Timber shed, external power point and outside tap. Other features include a summer house. The garden is enclosed by timber fencing with a gated access to the side.