

Veronica Drive, Giltbrook, NG16 2UE

Offers Over £280,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		70
(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	



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 mail@watsons-residential.co.uk
 Ref - 26794518

- Detached Family Home
- 4 Bedrooms
- En Suite To Primary Bedroom
- Downstairs WC & Utility Room
- Off Road Parking & Garage
- Newly Fitted Kitchen & Shower Room
- Walking Distance To Amenities
- Excellent Road & Public Transport Links

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.



40 Main Street, Kimberley, NG16 2LY
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**** JUST UNPACK AND SIT BACK ***** This beautifully presented detached house is positioned in the popular area of Giltbrook, which is conveniently located between Eastwood & Kimberley Town Centres. The property in brief comprises to the ground floor, entrance porch, lounge, dining kitchen, utility room and WC. To the first floor a landing giving access to four bedroom and a shower room with the primary bedroom benefiting with a three piece en suite. To the outside a front garden with a driveway leading to a single integral garage, to the rear a landscaped enclosed garden with patio and lawn areas. The location provides easy access to a number of recreational areas and play parks and for buyers that need to commute, the A610 is just a short drive away. Both Kimberley & Eastwood Town Centres and Giltbrook Retail Park are with a 2 mile radius and offer a wide range of cafes, bars, shops, public services & amenities.

Ground Floor

Porch

Composite entrance door to the side and door to the lounge.

Lounge

4.59m x 3.46m (15' 1" x 11' 4") UPVC triple glazed window to the front, radiator and door to the dining kitchen.

Dining Kitchen

4.59m x 2.54m (15' 1" x 8' 4") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over. UPVC triple glazed window to the rear, French doors leading to the rear garden and doors to the utility room and WC.

Utility Room

3.23m x 1.47m (10' 7" x 4' 10") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated washing machine and dishwasher. Radiators and door to the rear leading to the rear garden and door to the WC.

WC

WC and pedestal sink unit. Door to the garage.

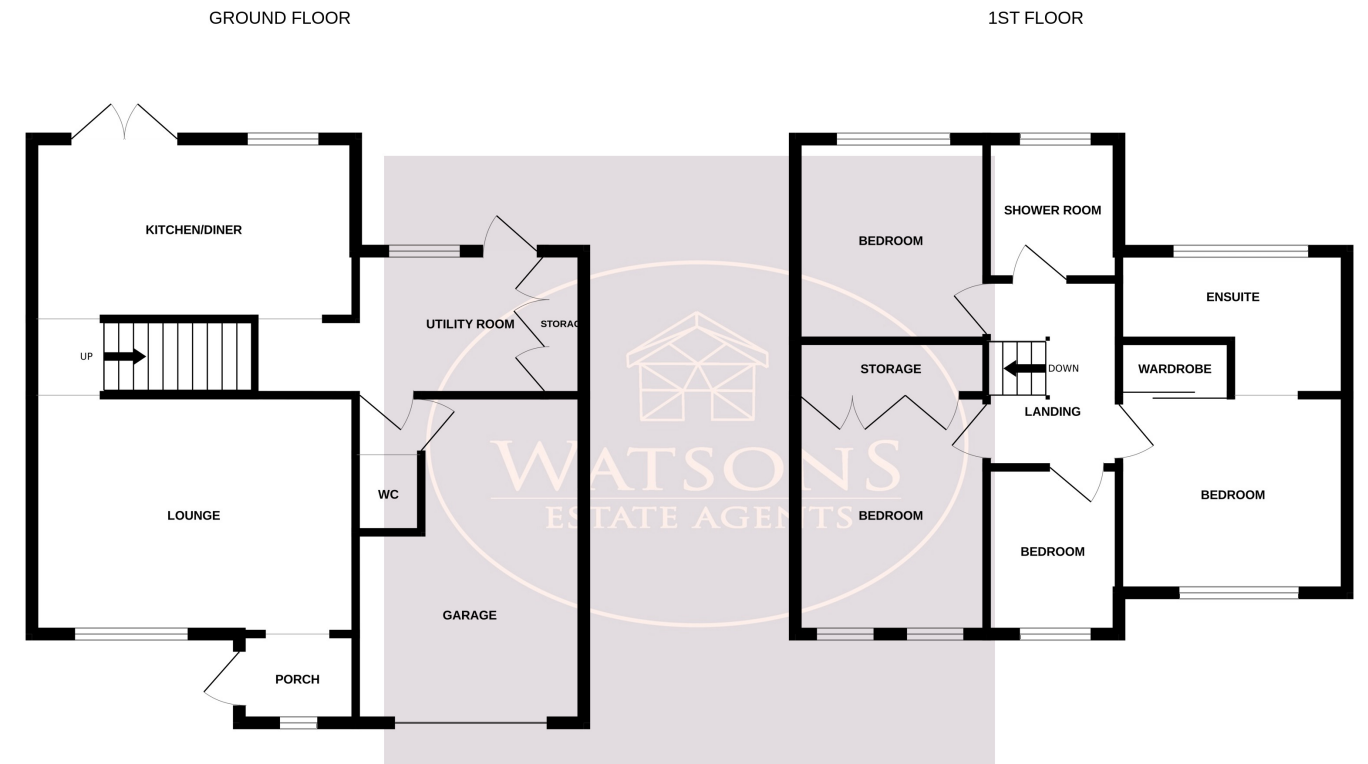
First Floor

Landing

Access to the attic, storage cupboard, radiator and doors to all bedrooms and bathroom.

Primary Bedroom

3.25m x 2.74m (10' 8" x 9' 0") UPVC triple glazed window to the front, fitted wardrobe and radiator. Door to the en suite.



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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En Suite

3 piece suite in white comprising WC, vanity sink unit and bath with shower over. Obscured uPVC triple glazed window to the rear and radiator.

Bedroom 2

3.56m x 2.75m (11' 8" x 9' 0") 2 uPVC triple glazed windows to the front, fitted wardrobe, storage cupboard and radiator.

Bedroom 3

2.71m x 2.64m (8' 11" x 8' 8") UPVC triple glazed window to the rear, fitted wardrobe and radiator.

Bedroom 4

2.72m x 1.78m (8' 11" x 5' 10") UPVC triple glazed window to the front and radiator.

Shower Room

3 piece suite in white comprising WC, wall mounted sink and shower cubicle. Obscured uPVC triple glazed window to the rear and radiator.

Outside

To the front of the property a tarmac driveway provides ample off road parking and leads to the integral garage with rollup door and power. The rear garden offers a good level of privacy and comprises a paved patio and turfed lawn. The garden is enclosed by wall & timber fencing to the perimeter with gated access to the side.