

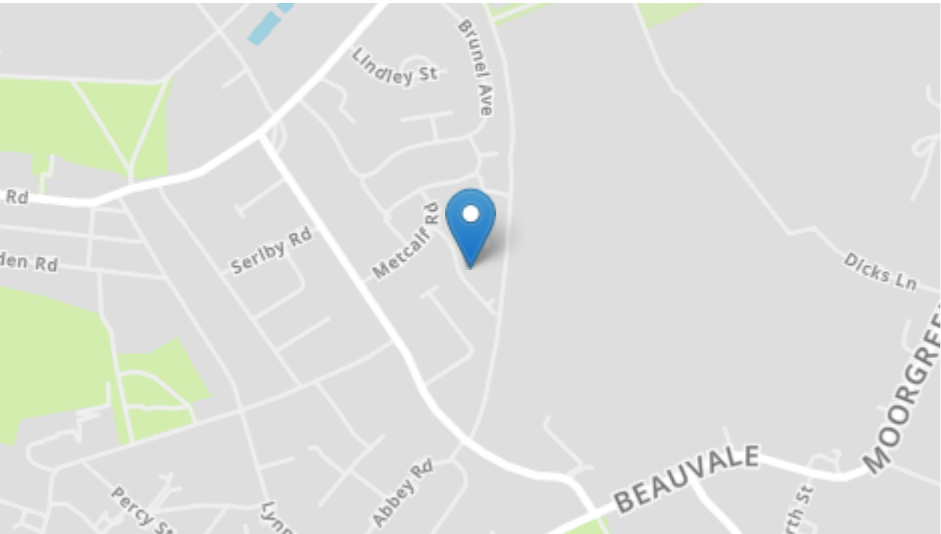
Telford Drive, Newthorpe, NG16 3NN

£240,000



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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	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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 - 29454516



- Detached Family Home
- Three Bedrooms
- Modern Open Plan Dining Kitchen
- Good Size Lounge
- Conservatory
- Three Piece Bathroom Suite
- Generous Rear Garden
- Ample Off Road Parking
- Sought After Cul De Sac Location
- Close To Amenities

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
www.watsons-residential.co.uk

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8am-8pm - 7days



*** TELL EVERYONE ABOUT TELFORD DRIVE! *** This three bedroom detached property is on a quiet cul de sac in Newthorpe and provides a range of benefits such as off street parking and favoured school catchment. The accommodation in brief comprises: entrance hall, lounge, conservatory, dining kitchen. Upstairs, the landing leads to all bedrooms and family bathroom. Outside, the paved front provides ample off street parking, whilst the secure rear garden has a paved patio and timber decking area leading up to a lawn with flowerbed borders. All secured by timber fencing with side gated access. Call Watsons now to book your viewing! 0115 938 5577 (Option 2)

Ground Floor

Entrance Hall

Composite entrance door and window, stairs to first floor, wood effect laminate flooring, radiator. Doors to lounge and kitchen.

Lounge

5.15m x 3.64m (16' 11" x 11' 11") Integrated feature fireplace (gas capped), wood effect laminate flooring, two radiators. French doors and window to conservatory.

Dining Kitchen

5.12m x 3.16m (to max 3.61) (16' 10" x 10' 4") A range of high gloss wall & base units with complimentary rolled edge work surfaces & tiled splashbacks. Integrated dishwasher, washing machine, fridge/freezer, waist height electric oven, microwave and NEFF electric hob with extractor over. Plumbing for washing machine. One and a half bowl stainless steel sink & drainer unit with flexi tap. Spotlighting to the ceiling, wood effect laminate flooring. Open plan to dining area.

Dining Area

Under stairs storage, wood effect laminate flooring, uPVC double glazed window to the front, radiator.

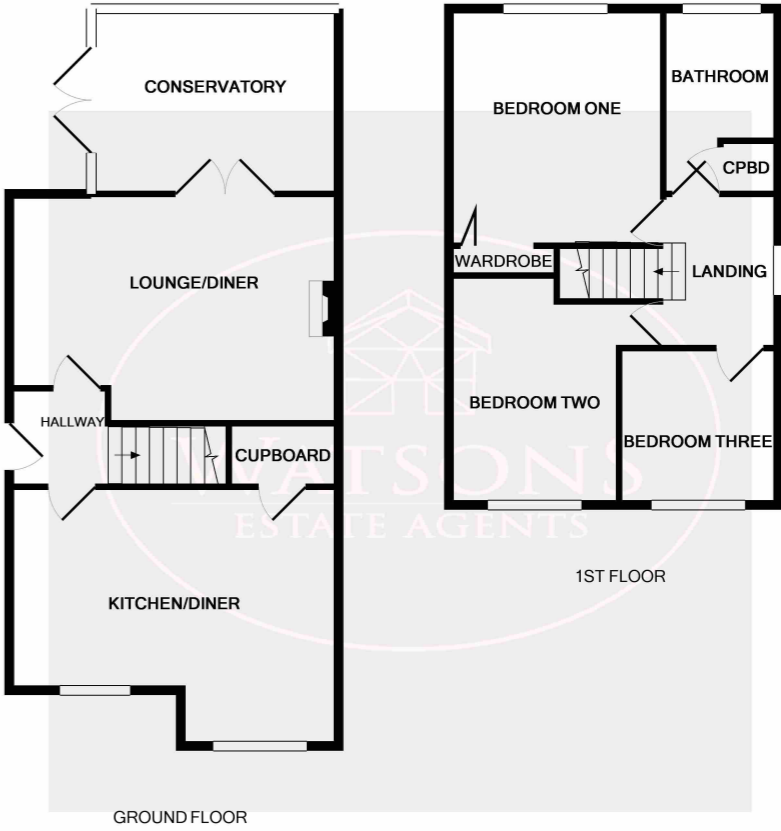
Conservatory

3.83m x 2.88m (12' 7" x 9' 5") Brick and uPVC built with apex roof, wood effect laminate flooring, tv point, radiator. French doors to the rear garden.

First Floor

First Floor Landing

UPVC double glazed window to the side, access to partly boarded attic with drop down ladder, doors to bedrooms and bathroom.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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

3.7m x 3.25m (12' 2" x 10' 8") UPVC double glazed window to the rear, built in wardrobes, radiator.

Bedroom 2

3.71m x 2.72m (12' 2" x 8' 11") UPVC double glazed window to the front, radiator.

Bedroom 3

2.34m x 2.39m (7' 8" x 7' 10") UPVC double glazed window to the front, radiator.

Bathroom

White three piece suite comprising concealed cistern WC, vanity sink unit, P shaped panelled bath, tiled flooring, chrome effect towel rail, storage cupboard, spotlighting to the ceiling, obscured uPVC double glazed window to the rear.

Outside

The South West facing rear garden has a paved patio area with steps up to composite decking and further steps up to a lawned area with flower bed borders with a range of plants & shrubs. Further down the garden is a gravelled area with a timber shed. Timber fencing secures the perimeter of the garden with a side gated access.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the loft, it is eighteen years old and was last serviced in October 2024. The two upstairs windows were replaced in 2022 and the front door was replaced in 2025.