

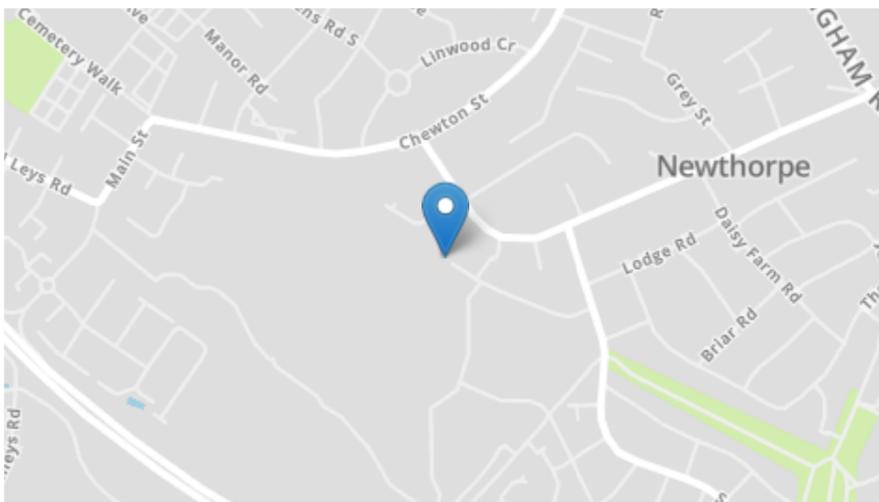
Commons Close, Newthorpe, NG16 2BU

Guide Price £325,000

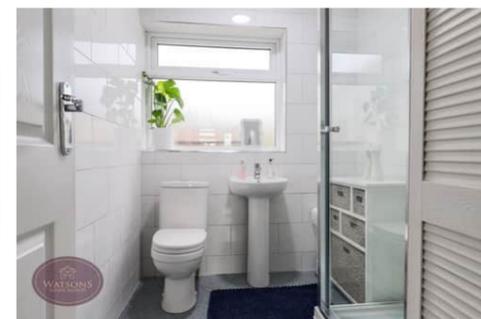


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	82
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- Four Double Bedrooms
- Two Bedrooms To Ground Floor & Two Bedrooms To First Floor
- Spacious Lounge
- Modern Dining Kitchen
- Conservatory
- Newly Fitted Bathroom Suite & Separate WC
- Ample Off Road Parking & Detached Garage
- Low Maintenance Rear Garden

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 - 29548104

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



*** GUIDE PRICE £325,000 - £350,000 *** THERE IS NOTHING COMMON ABOUT COMMONS CLOSE! *** Located at the head of this very desirable cul-de-sac is this spacious 4 DOUBLE BEDROOM family home also occupies a generous corner plot with ample gardens and parking to 3 sides and a detached garage. This wonderful home boasts spacious and flexible living space comprising an entrance porch and hallway, living room, dining kitchen, dining room/bedroom 4 which leads to a conservatory, newly fitted ground floor bathroom, master bedroom and 2 further bedrooms and a WC on the first floor. Outside, spacious established gardens provide all the outside space you will need and there is a private driveway leading to a detached garage, great for those who need secure parking for a van/motorhome or caravan! Located in the popular residential area of Newthorpe this wonderful family home has all that is necessary for a growing family to secure their 'forever' home! Call us today to book your viewing!

Ground Floor

Entrance Hall

UPVC entrance door, radiator, stairs to first floor and doors to lounge, kitchen, bathroom, bedrooms 1 & 2.

Lounge

4.67m x 3.86m (15' 4" x 12' 8") UPVC double glazed bay window to the front, laminate wood flooring, feature fireplace with inset electric fire and radiator.

Dining Kitchen

3.61m x 3.61m (11' 10" x 11' 10") A range of matching wall and base units with worksurfaces incorporating stainless steel sink & drainer unit. Integrated appliances including electric oven and gas hob with extractor over, plumbing for washing machine, uPVC double glazed window to the rear, tiled flooring and tiled walls and door to utility/rear porch.

Utility/Porch

UPVC double glazed windows to the side, front and rear and uPVC door to the side.

Conservatory

UPVC double glazed windows to the rear and sides, wood laminate flooring, radiator and uPVC door to the rear garden.

Bedroom 1

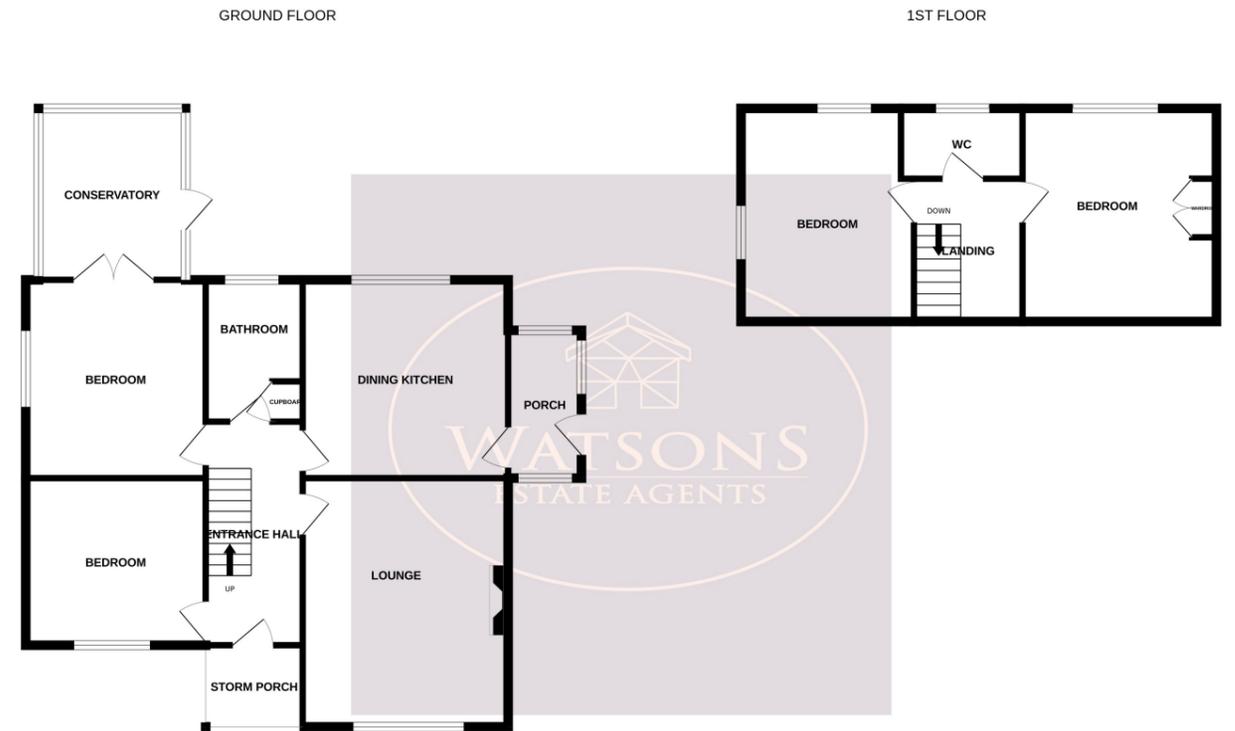
3.34m x 3.05m (10' 11" x 10' 0") UPVC double glazed window to the front, wood laminate flooring and radiator.

Bedroom 2

3.63m x 3.22m (11' 11" x 10' 7") UPVC double glazed window to the side, radiator and French doors to the conservatory.

Bathroom

White three piece suite comprising wc, pedestal sink and mains fed cubicle shower. Obscured uPVC double glazed window to the rear, tiled walls and storage cupboard.



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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First Floor

First Floor Landing

Doors to wc, and two bedrooms.

Bedroom 3

4.04m x 3.61m (13' 3" x 11' 10") UPVC double glazed window to the rear and radiator.

Bedroom 4

3.97m x 2.92m (13' 0" x 9' 7") UPVC double glazed window to the side and rear and radiator.

WC

WC, pedestal sink, obscured uPVC double glazed window to the rear, tiled walls and flooring and radiator.

Detached Garage

Detached single garage with up and over doors.

Outside

To the front of the property is a block paved driveway leading to both the entrance door and double wrought iron gates to the rear garden and detached garage. The rear garden features a large patio area giving access to the driveway and detached garage with stone steps leading up to a raised turfed lawn area with blower bed borders and a range of plants and shrubbery. The rear garden is palisaded by a mixture of brick walls and timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the platinum 24' Baxi Combination Boiler is located in the first floor bedroom was installed in 2016 and was last serviced November 2025.