

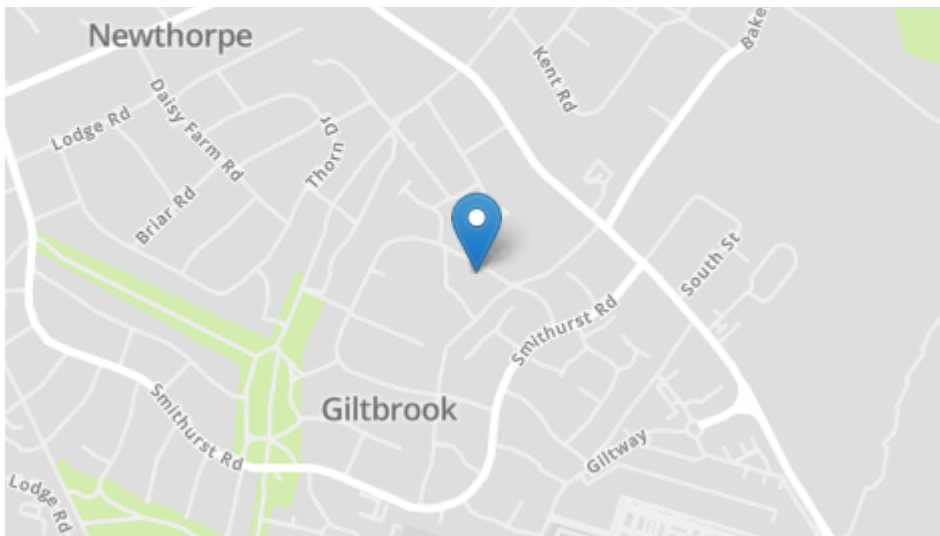
Acorn Avenue, Giltbrook, NG16 2UF

Offers Over £220,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- Dining Kitchen
- Conservatory
- Off Road Parking
- Popular Residential Location Close To Amenities
- Excellent Road & Public Transport Links
- Ease Of Access To A610 & M1

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 - 28357849

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



*****YOU'LL GO 'NUTS' ABOUT ACORN AVENUE***** A fantastic starter home on the popular 'Smithurst' estate in Giltbrook. Ideally located close to Eastwood town centre and the Ikea retail park, amenities are on your doorstep. Benefiting from off road parking, a stylish refitted bathroom, and conservatory. Briefly comprising; entrance hallway, lounge, dining kitchen, conservatory. To the first floor, three bedrooms and bathroom. Outside, to the front is a driveway providing off road parking, and to the rear is a low maintenance private garden. Located close to Eastwood town centre, an array of shops and amenities are close by. There are also excellent transport links with the nearby A610 and M1 providing access to Nottingham City Centre and the surrounding towns. Contact Watsons to arrange your viewing.

Ground Floor

Entrance Hall

UPVC double glaze door to the front, stairs to the first floor and door to the lounge.

Lounge

4.76m x 3.86m (15' 7" x 12' 8") UPVC double glazed window to the front, radiator, marble fireplace surround with inset space for electric fire and door to the dining kitchen.

Dining Kitchen

3.86m x 2.77m (12' 8" x 9' 1") A range of matching wall & base units, work surfaces incorporating an inset sink with mixer tap. Integrated appliances to include: electric oven & 4 ring gas hob with extractor over and washing machine. Wooden single glazed window to the rear, radiator and door to the conservatory

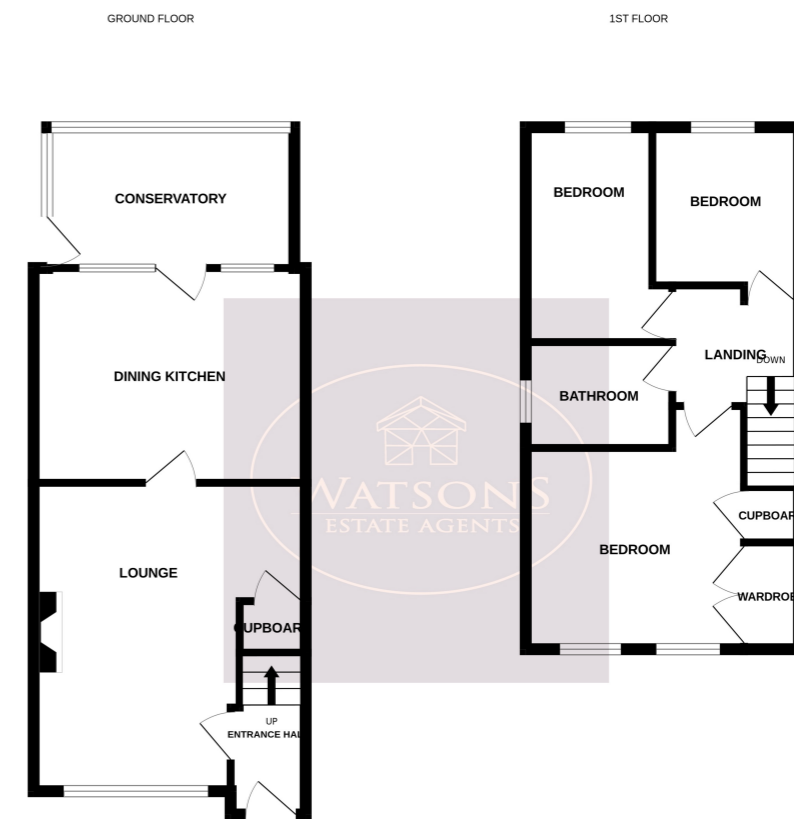
Conservatory

3.4m x 2.13m (11' 2" x 7' 0") UPVC double glazed windows to the rear and side and uPVC double glazed door to the rear garden.

First Floor

Landing

Access to the attic, doors to all bedrooms and 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

2.9m x 2.41m (9' 6" x 7' 11") UPVC double glazed window to the front, radiator and fitted wardrobes.

Bedroom 2

3.51m x 1.7m (11' 6" x 5' 7") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.54m x 1.7m (8' 4" x 5' 7") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with mains fed shower over. Heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the side.

Outside

To the front of the property are gravel borders. A driveway running alongside the property provides ample off road parking. The low maintenance rear garden offers a good level of privacy and comprises gravel borders and turfed lawn. The garden is enclosed by hedge and timber fencing to the perimeter with gated access to the side.