

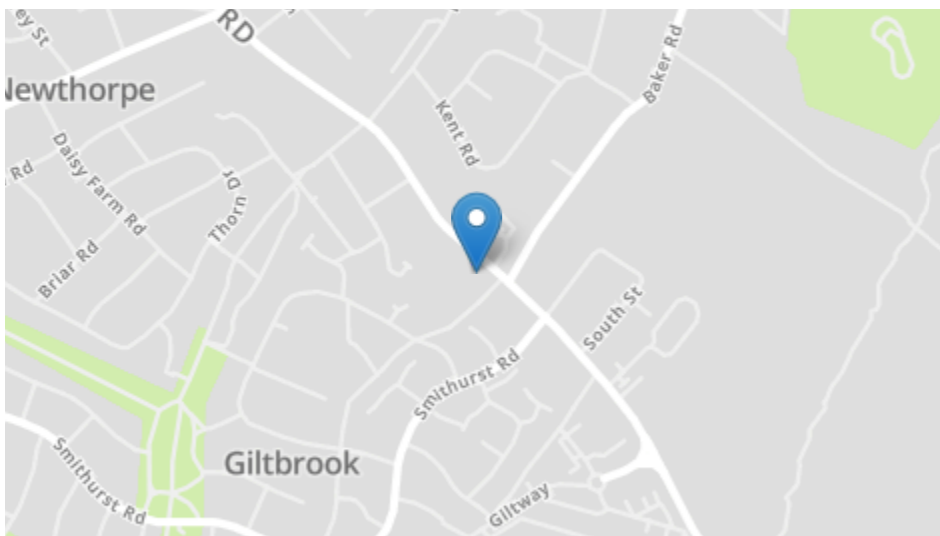
Nottingham Road, Giltbrook, NG16 2GE

£325,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		67	83
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 4 DOUBLE Bedrooms
- Conservatory
- Downstairs WC
- 2 En Suites & Family Bathroom
- Off Road Parking & Tandem Garage
- Private, South West Facing Rear Garden
- No Upward Chain

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 - 28346961

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





\*\*\*PUT YOUR STAMP ON THIS SPACIOUS FAMILY HOME\*\*\* An extended, traditional bay fronted detached family home in Giltbrook. Located close to Eastwood town centre and the Ikea retail park, the property benefits from a full width conservatory to the rear, along with two en-suites, downstairs wc, integral tandem garage, south-west facing rear garden, and no upward chain. Briefly comprising; entrance hallway, downstairs wc, lounge, kitchen, access to garage, conservatory. To the first floor, four bedrooms, two with en-suite, and family bathroom. Outside, generous driveway to the front providing ample off road parking, along with access to the garage, and to the rear is a private south-west facing garden. Located in Giltbrook, nearby are a range of pubs and bars, well regarded schools, the town of Eastwood is within walking distance, as is the Ikea retail park. There are nearby road links including the A610 and M1 providing access to Nottingham city centre. Contact Watsons to arrange a viewing.

## Ground Floor

### Entrance Hall

Arched doorway with French doors leading to the entrance hall.

### Entrance Hall

Stairs to the first floor, radiator, under stairs storage and doors to the lounge, dining kitchen and WC.

### WC

WC, pedestal sink unit.

### Lounge

4.69m x 3.69m (15' 5" x 12' 1") UPVC double glazed bay window to the front and radiator.

### Dining Kitchen

5.32m x 3.07m (17' 5" x 10' 1") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Space for Range style cooker with extractor over. Plumbing for washing machine, radiator, ceiling spotlights, uPVC double glazed window to the rear and French doors to the conservatory.

### Conservatory

8.83m x 3.51m (29' 0" x 11' 6") Brick & uPVC double glazed construction, radiator, door to the garage and French doors leading to the rear garden.

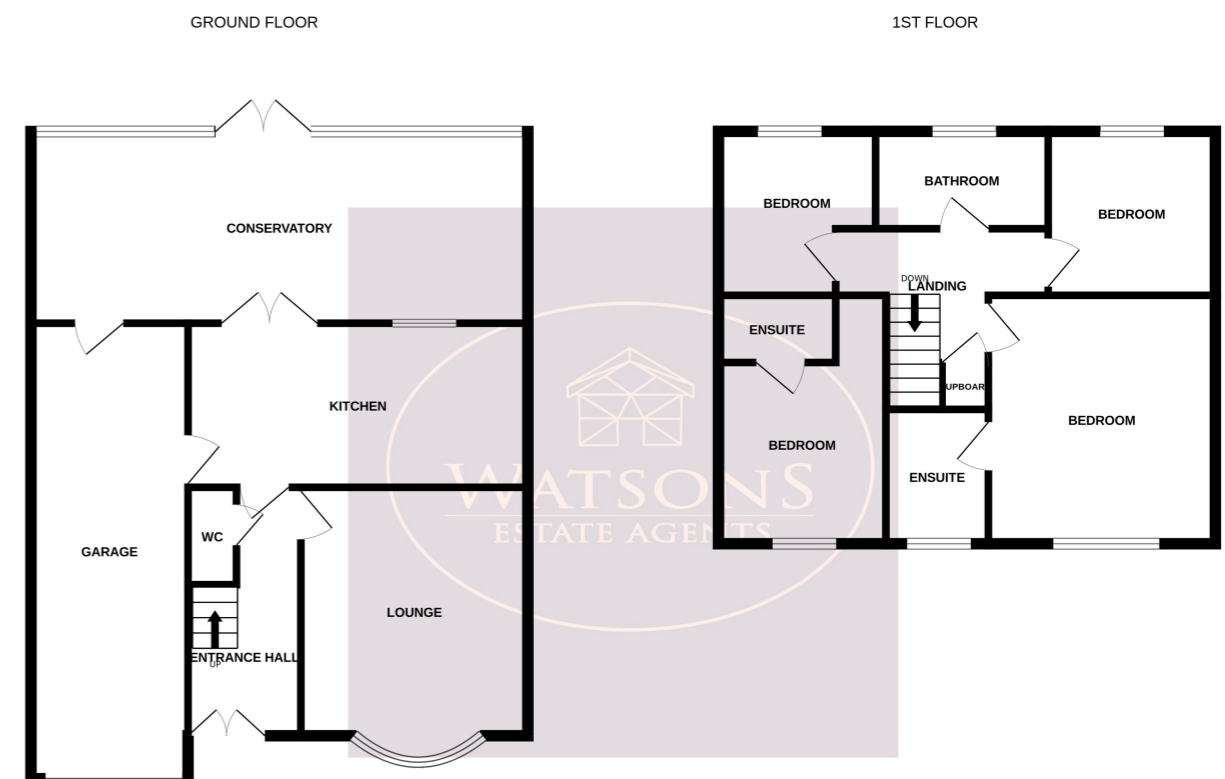
## First Floor

### Landing

Airing cupboard housing the hot water tank, access to the attic (partly boarded) and doors to all bedrooms and bathroom.

### Primary Bedroom

3.94m x 3.77m (12' 11" x 12' 4") UPVC double glazed window to the front, radiator and 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, pedestal sink unit and shower cubicle. Chrome heated towel rail.

### Bedroom 2

4.27m x 3.17m (14' 0" x 10' 5") UPVC double glazed window to the front, radiator and door to the en suite.

### En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Chrome heated towel rail.

### Bedroom 3

UPVC double glazed window to the rear and radiator.

### Bedroom 4

3.28m x 3.05m (10' 9" x 10' 0") UPVC double glazed window to the rear and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and corner bath. Traditional radiator, ceiling spotlights and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property is a turfed lawn. A block paved driveway provides ample off road parking and leads to the tandem, garage with up & over door and power. The low maintenance, South West facing rear garden offers a good level of privacy and comprises a paved patio, artificial lawn and timber built shed. The garden is enclosed by timber fencing to the perimeter.