

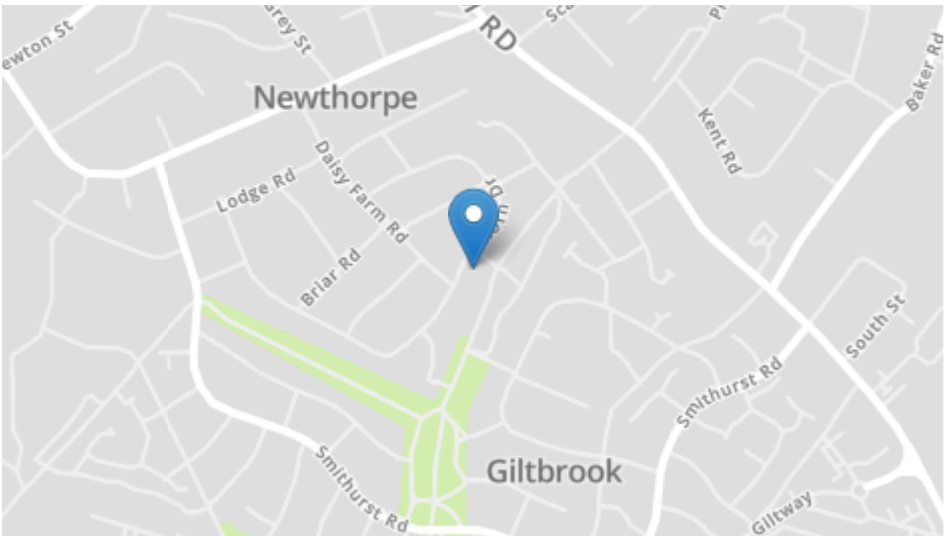
Thorn Drive, Newthorpe, NG16 2BH

Offers Over £290,000



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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		
<b>England, Scotland &amp; Wales</b>	70	76
	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 - 29402373

Our Seller says....

- Detached Bungalow
- Three Double Bedrooms
- Adaptable Layout
- Spacious Dining Lounge
- Extensive Conservatory
- Study & Storeroom
- En Suite to Primary Bedroom & Three Piece Shower Suite
- Generous Enclosed Rear Garden
- Ample Off Road Parking & Car Port

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



\*\*\* DAISY FARM DREAMS! \*\*\* Bungalows in this favoured location tend to have good space, but this one has been extended to provide 3 DOUBLE bedrooms, a study which could also be used as a bedroom, as well as a generous conservatory to the rear, overlooking a great garden! The accommodation has been well maintained and comprises in brief: kitchen, internal hall to lounge, conservatory, the 3 bedrooms (en suite to primary), shower room and a large store room which could also be easily adapted. Outside, there is a good amount of off street parking available, including a car port to the side, whilst the well maintained rear garden enjoys a high level of privacy. With easy access to amenities including shops, schools, GP and transport links, it's no surprise that this location is so well regarded. This has been a much loved family home from new and with NO UPWARD CHAIN, it is just awaiting the new lucky buyer to make it theirs, so call us now to arrange a viewing.

\*\*\* AGENT NOTE \*\*\*

AGENT NOTE: The seller has provided us with the following information; The gas boiler is located in the kitchen, it is 5 years old and the last service was 2024.

Ground Floor

Kitchen

3.83m x 2.54m (12' 7" x 8' 4") A range of matching wall and base units with worksurfaces incorporating inset 1.5 sink and drainer unit. Integrated appliances including eye level double electric oven, electric hob, extractor fan over and plumbing for washing machine and dishwasher. UPVC entrance door, UPVC double glazed window to the side and ceiling spotlights and tiled walls.

Internal Hall

Doors to kitchen, study, shower room, dining lounge and bedroom 2 & 3.

Lounge

6.29m x 3.23m (20' 8" x 10' 7") x 4.87m x 3.63m (16' 0" x 11' 11") UPVC double glazed bay window to the front, feature fireplace with an inset gas fire and radiator.

Conservatory

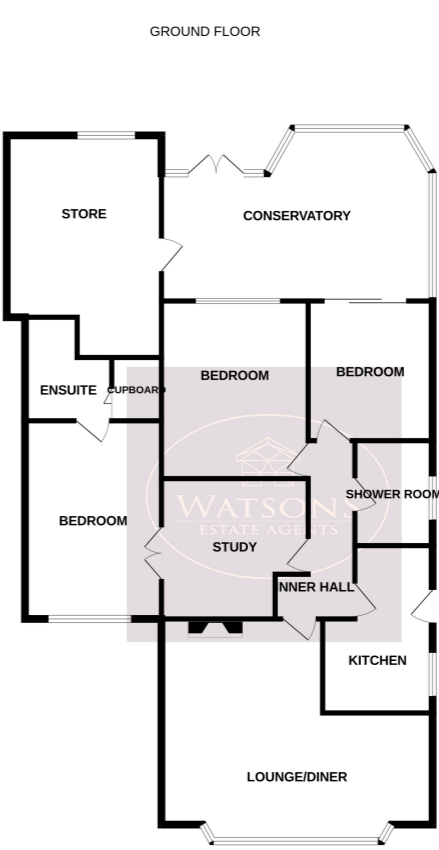
6.5m x 3.94m (21' 4" x 12' 11") Tiled flooring, uPVC double glazed windows to the rear and side, internal windows to the front, uPVC French doors to the rear, door to store room and uPVC sliding door to bedroom.

Bedroom 1

4.18m x 3.32m (13' 9" x 10' 11") UPVC double glazed window to the front, radiator, access to attic, door to en suite and double doors to study.

En Suite

White three piece suite comprising wc, pedestal sink and electric fed cubicle shower. Storage cupboard, tiled walls, vinyl flooring and extractor fan.



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 misstatement. 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.  
Made with Metropix i2025

Bedroom 2

4.51m x 3.23m (14' 10" x 10' 7") UPVC double glazed internal window to the rear, radiator and door to inner hall.

Bedroom 3

3.49m x 3.32m (11' 5" x 10' 11") UPVC sliding door to conservatory, radiator and door to inner hall.

Study

3.22m x 2.88m (10' 7" x 9' 5") Double doors to bedroom, door to inner hall and radiator.

Shower Room

White three piece suite comprising; concealed wc, vanity sink with storage over and under and a mains fed cubicle shower. Chrome heated towel rail, ceiling spotlights, tiled walls, laminate wood flooring and obscured uPVC double glazed window to the side.

Store Room

4.98m x 3.58m (16' 4" x 11' 9") Fitted with power.

Outside

To the front of the property is an ample tarmacadam parking area with gravel border and raised timber flower bed edges, giving access to the car port and entrance door, there is also access to the rear of the property to a gate to the side. The rear of the property features a paved patio seating area that extends to the rear of the garden, surrounded by turfed lawn with flower bed borders and a range of well established plants and shrubbery; there is a glass green house to the side and a timber shed to the rear, the garden is palisaded by a mixture of timber fencing and well established hedges.