

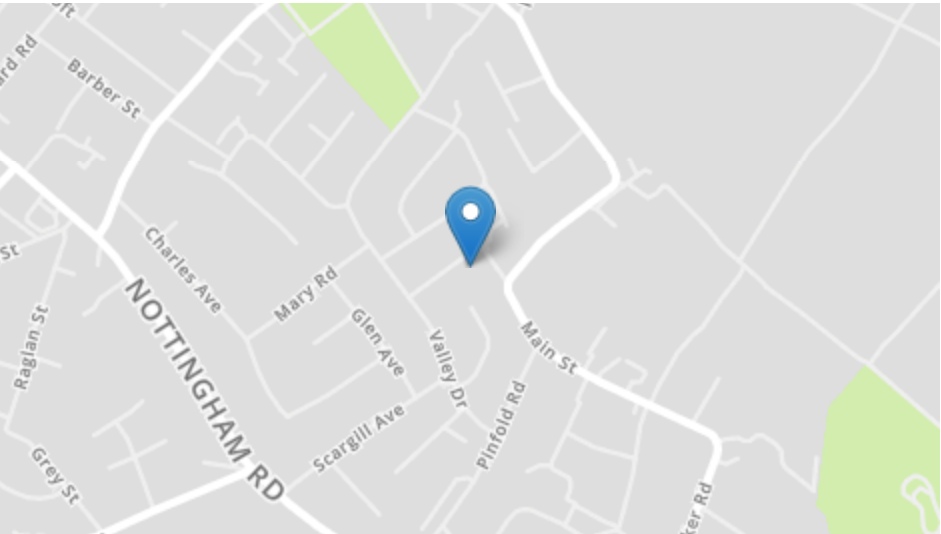
Salcombe Close, Newthorpe, NG16 2DQ

£270,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</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		
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 - 17381119

- Detached Bungalow
- Two Double Bedroom
- Spacious Dining Lounge
- Modern Fitted Kitchen
- Three Piece Shower Room & Separate WC
- Generous Enclosed Rear Garden
- Driveway & Detached Garage
- Corner Plot Position
- Close To Amenities
- Great Road & Transport Links (M1)

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

0115 938 5577  
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\*\*\* SUPERB SALCOMBE! \*\*\* This 2 bedroom detached bungalow is situated at the head of a cul de sac and occupies a generous plot with private parking, garage and is ready to move into! Having had a lot of expense poured into this wonderful bungalow viewers will be delighted with the presentation and quality on offer. The light and airy interior comprises an entrance hall, WC, lounge/diner, modern fitted sage green style kitchen, re-fitted shower room and 2 bedrooms. Outside there is a private driveway leading to a detached garage and a generous garden to the side and rear with a patio area under a metal sun canopy. Located in teh desirable are of Newthorpe the bungalow is convenient for local amenities and to book your viewing call our sales team today!

Ground Floor

Entrance Hall

UPVC entrance door, radiator, cloak room and doors to lounge and wc.

WC

Obscured uPVC double glazed window to the front, wc, vanity sink with storage under and radiator.

Dining Lounge

5.94m x 3.10m (19' 6" x 10' 2") UPVC double glazed windows to the front, feature fireplace with inset electric fire, radiator, laminate wood flooring, door to the hall & kitchen, and French doors to the garden.

Kitchen

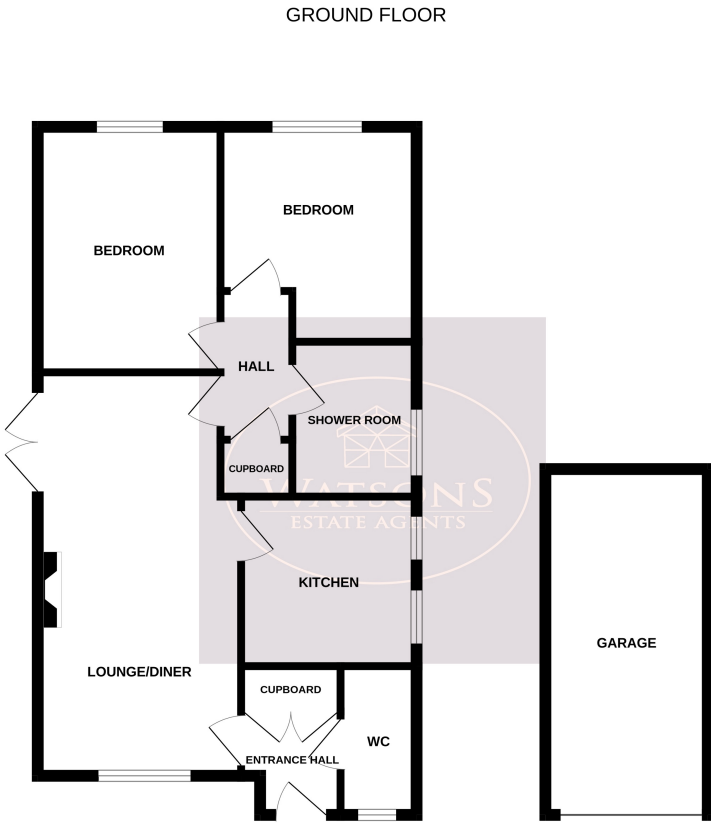
2.92m x 2.46m (9' 7" x 8' 1") A range of wall and base units with worksurfaces incorporating an inset 1.5 sink & drainer unit. Integrated appliances including electric oven and induction hob with extractor over. Plumbing for dishwasher & washing machine, space for fridge freezer. Two uPVC double glazed windows to the side, laminate wood flooring, partially tiled walls, ceiling spotlights and radiator.

Inner Hallway

Storage cupboard housing combination boiler, access to the attic and bathroom and both bedrooms.

Bedroom 1

3.75m x 2.75m (12' 4" x 9' 0") UPVC double glazed window to the rear, laminate wood flooring and radiator.



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 quality or efficiency can be given. Made with Metropix 12/2015

Bedroom 2

2.97m x 2.81m (9' 9" x 9' 3") UPVC double glazed window to the rear and radiator.

Shower Room

White three piece suite comprising wc, vanity sink and mains fed cubicle shower. Obscured uPVC double glazed window to the side, chrome heated towel rail, vinyl flooring, partially tiled walls, extractor fan and ceiling spotlights.

Garage

Detached single garage with up and over doors.

Outside

To the front of the property are wrought iron gates giving access to a tarmacadam driveway to the detached garage, gravelled front area with a timber gate giving access to the rear garden and paved entrance enclosed by timber fencing. The rear garden features a paved patio seating area with patio cover, spacious turfed lawn with gravel flower bed borders and a range of plants and shrubbery, palisaded by timber fencing.

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

AGENT NOTE: The seller has provided the following information; the gas boiler is located in the hall cupboard, it is approximately five years old and was last serviced 15/01/26.