

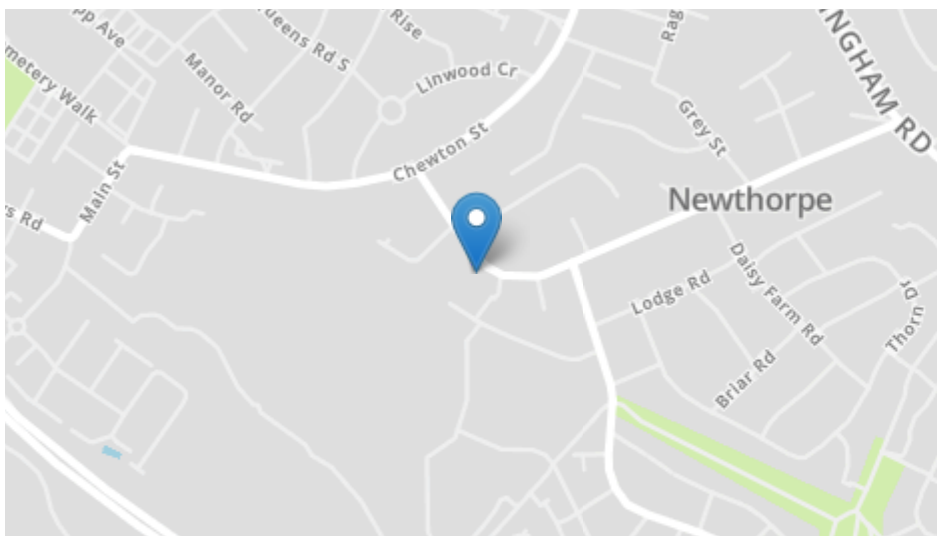
Newthorpe Common, Newthorpe, NG16 2BX

Guide Price £250,000



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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 - 29498509

- Detached Family Home
- Three Bedroom
- Light & Airy Lounge
- Spacious Open Plan Dining Kitchen
- Modern Family Bathroom
- Generous South West Facing Garden
- Detached Double Garage & Garden Bar/Leisure Space
- Walking Distance From Eastwood Town Centre
- Great Road & Transport Links

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.



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*** GUIDE PRICE £250,000 - £260,000 *** YOUR NEW LIFE ON NEWTHORPE COMMON AWAITS YOU! *** This wonderful 3 bedroom detached family home is located in the perfect place for a growing family with easy access to Eastwood and Giltbrook nearby, great public transport links and close to local schools and shops. The accommodation comprises of and entrance hallway, living room with log burner, open plan dining kitchen area, 3 bedrooms and a shower room. Outside you will find private parking and a private garden to the rear with a garage/workshop and adjoining garden bar/games room. Call us today to book your viewing!

Ground Floor

Storm Porch

Composite entrance door.

Entrance Hall

Composite entrance door, uPVC double glazed windows to the front, laminate wood flooring, radiator, stairs for first floor with storage under housing combination boiler and door to lounge and kitchen.

Lounge

4.80m x 3.66m (15' 9" x 12' 0") UPVC double glazed bay window to the front, inglenook fireplace with inset multi fuel burner and radiator.

Dining Room

3.35m x 3.04m (11' 0" x 10' 0") Laminate wood flooring, radiator, open access to kitchen and uPVC French doors to the rear garden.

Kitchen

5.33m x 2.77m (17' 6" x 9' 1") A range of matching wall and base units with worksurfaces incorporating a ceramic sink & drainer unit. Integrated appliances including a range cooker with electric hob and extractor fan over, space for fridge freezer, and plumbing for washing machine and dryer. Laminate wood flooring, two uPVC double glazed windows to the front and side, uPVC door to the side and open access to the dining room.

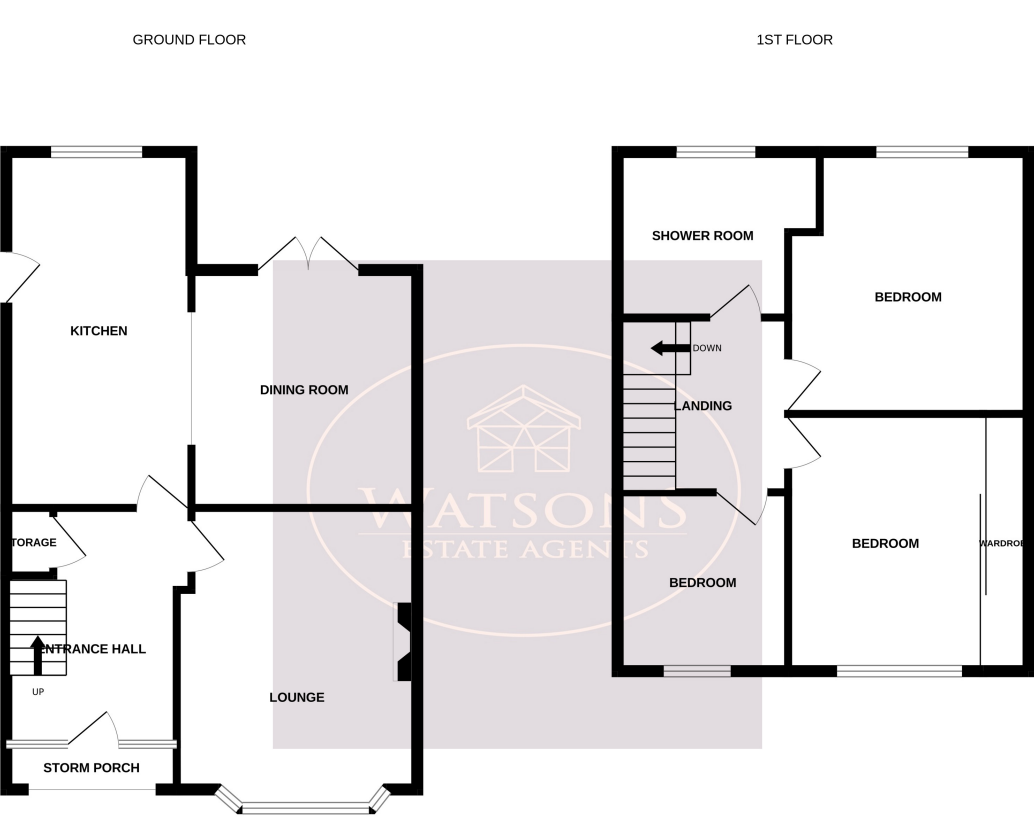
First Floor

First Floor Landing

Doors to shower room and all bedrooms.

Bedroom 1

3.52m x 3.38m (11' 7" x 11' 1") UPVC double glazed windows to the rear 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 operability or efficiency can be given.
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Bedroom 2

3.57m x 2.32m (11' 9" x 7' 7") UPVC double glazed window to the front, fitted sliding door wardrobes and radiator.

Bedroom 3

2.32m x 2.18m (7' 7" x 7' 2") UPVC double glazed window to the front and radiator.

Shower Room

White three piece suite comprising wc, vanity sink and storage under and mains fed cubicle shower. Obscured uPVC double glazed window to the rear, tiled flooring, tiled walls, chrome heated towel rail and extractor fan.

Garage & Garden Bar/Leisure Space

Double garage with up and over doors. An open access leisure space fitted with power and giving access to patio seating area.

Outside

To the front of the property is a block paved driveway leading to timber gate giving access to the double garage and rear garden. To the side of the drive is a gravel area with a range of plants and shrubbery giving access to the storm porch. To the rear of the property is a decked seating area with steps leading down to a patio path and seating area with gravel bed borders, leading towards the open access garden bar/leisure space.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; Gas boiler is located under the stairs it is eleven years old and was last serviced in 2025.