

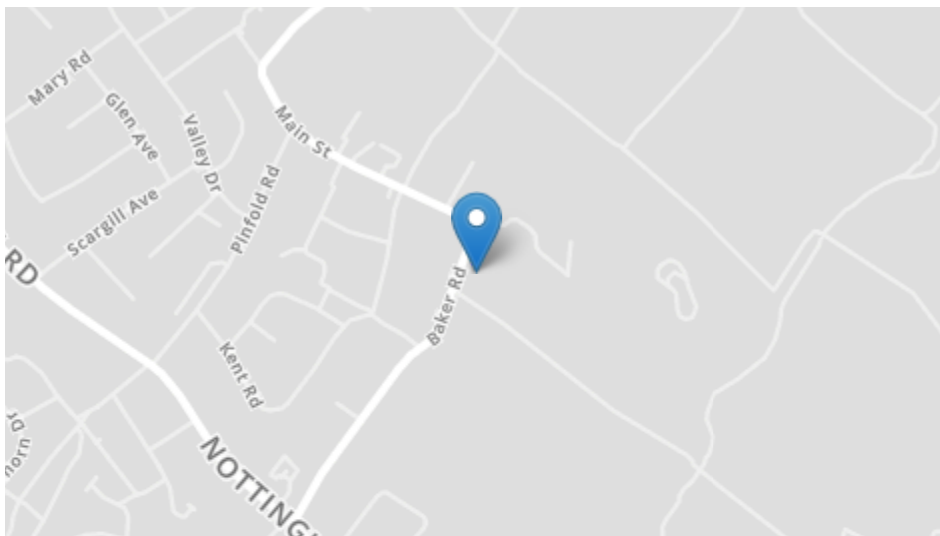
Baker Road, Newthorpe, NG16 2DP

Offers Over £350,000



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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>	68	
(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>		EU Directive 2002/91/EC	



- Detached House
- 3 Bedrooms
- Generous Lounge Diner
- Orangery
- Downstairs Shower Room & First Floor Bathroom
- Private Rear Garden
- Driveway & Garage

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 - 26110957

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





\*\*\* VIEWING HIGHLY RECOMMENDED \*\*\* Located on a desirable street with good local amenities, this 3 bedroom detached home in Newthorpe is well worth viewing. The well presented accommodation has been recently extended and will tick a lot of boxes for families, comprising in brief: entrance porch, lounge diner, dining kitchen, shower room, orangery, upstairs landing to the 3 bedrooms and family bathroom with 4 piece suite. Outside, the rear garden offers a high level of privacy and there is ample parking with driveway & garage. The nearby towns of Eastwood & Kimberley have a wide range of shops and the area enjoys good transport links with a regular bus service and easy access to the A610 & M1 motorway. Call our sales team now to arrange a viewing.

## Ground Floor

### Porch

Entrance door to the front, uPVC double glazed windows to the front & side, Quarry tiled flooring, radiator and door to the lounge.

### Lounge Diner

8.0m x 3.64m (2.63m into the dining area) (26' 3" x 11' 11") 2 uPVC glazed windows to the front, 2 radiators, under stairs storage and doors to the stairs and dining kitchen.

### Dining Kitchen

7.02m x 2.41m (2.29m min) (23' 0" x 7' 11") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated appliances to include: waist height electric oven and hob with extractor over and dishwasher. Chrome heated towel rail, 2 uPVC double glazed windows to the rear, luxury vinyl tiled flooring, ceiling spotlights, radiator. Doors to the shower room and orangery and French doors leading to the rear garden.

### Orangery

3.47m x 3.47m (11' 5" x 11' 5") Brick & uPVC double glazed construction, wall mounted air conditioning, plumbing for washing machine, ceiling lantern, ceiling spotlights and sliding patio doors leading to the rear garden.

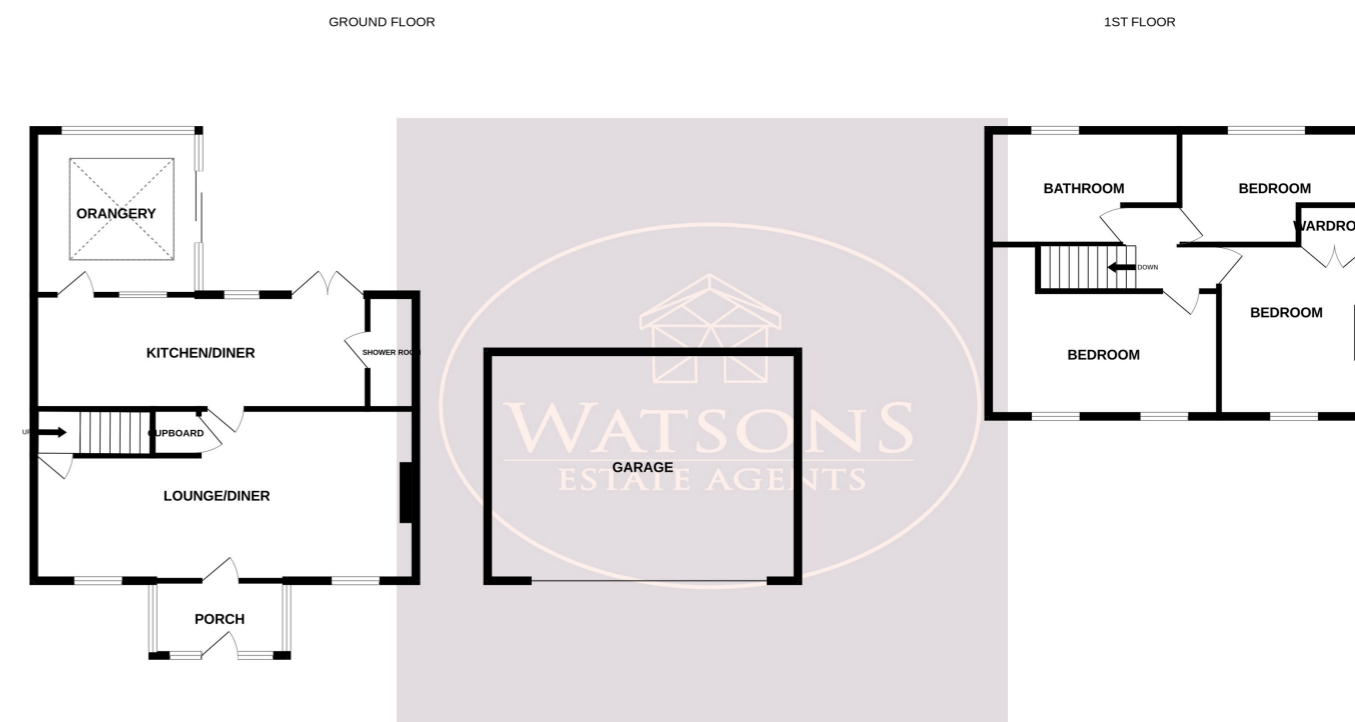
### Shower Room

3 piece suite comprising WC, vanity sink unit and shower cubicle. Chrome heated towel rail, extractor fan and ceiling spotlights.

## First Floor

### Landing

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

3.62m x 3.18m (11' 11" x 10' 5") UPVC double glazed window to the front, built in double wardrobe and radiator.

### Bedroom 2

4.71m x 2.63m (15' 5" x 8' 8") 2 uPVC double glazed windows to the front, built in wardrobe and radiator.

### Bedroom 3

3.67m x 2.44m (1.69m min) (12' 0" x 8' 0") UPVC double glazed window to the rear, fitted sliding door wardrobe and radiator.

### Bathroom

4 piece suite in white comprising WC, vanity sink unit, bath and shower cubicle. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property are sectioned gravel areas. A tarmac driveway provides off road parking for 2 cars leading to the garage with electric roll up door measuring 6.5m x 4.8m. The rear garden offers a good level of privacy and comprises a 2 tiered paved patio, turfed lawn, flower bed borders and is enclosed by timber fencing to the perimeter with gated access to the side.