

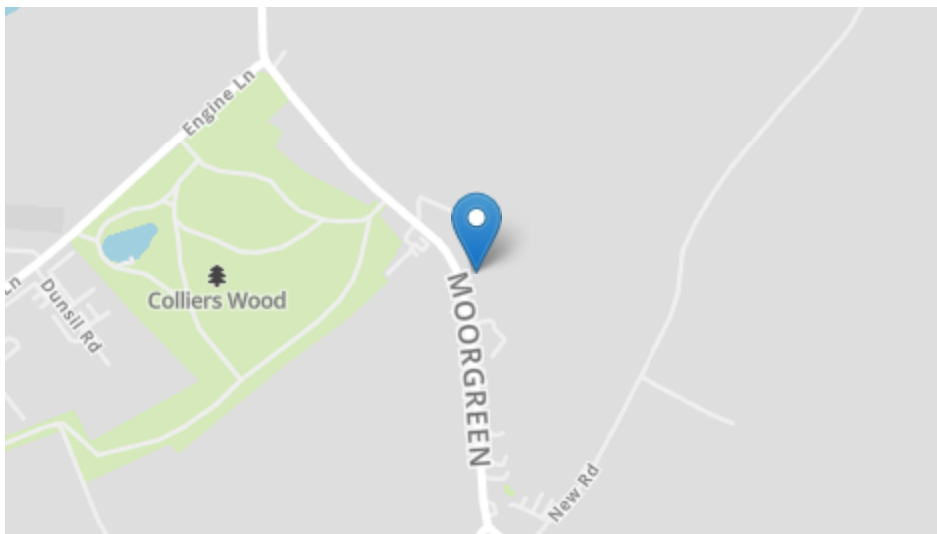
Moorgreen, Newthorpe, NG16 2FE

Offers Over £475,000



Moorgreen, Newthorpe, NG16 2FE

Offers Over £475,000



- Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs Shower Room & First Floor Bathroom
- Ample Off Road Parking & Garage
- Private Rear Garden
- Highly Sought After Location
- Well Presented Throughout

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 - 28004647

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





\*\*\* LOCATION, LOCATION, LOCATION \*\*\* It is hard to fault this 3 bedroom detached home in the particularly desirable location of Moorgreen. Set back from the road, the frontage provides good off street parking and there is open views beyond, whilst the lawned rear is a good size, offering a high degree of privacy. Inside, the accommodation has been very well maintained and is stylishly presented throughout, comprising in brief: entrance hall, lounge, dining room, kitchen with utility area and separate downstairs shower room. On the first floor, the landing leads to the family bathroom and 3 bedrooms. Families will appreciate the favoured school catchments and there are some beautiful countryside walks on the doorstep too. A wide range of further amenities are only 2.5 miles away. For more information or to book your viewing, call our team.

#### Ground Floor

##### Porch

UPVC double glazed entrance door to the front, tiled flooring and door to the entrance hall.

##### Entrance Hall

Stairs to the first floor, radiator and doors to the lounge, kitchen and dining room.

##### Lounge

5.73m x 3.67m (18' 10" x 12' 0") 2 uPVC double glazed windows to the rear, 2 radiators, fire place with marble surround & hearth and inset real flame gas fire. French doors to the rear garden.

##### Dining Room

3.68m x 3.58m (12' 1" x 11' 9") UPVC double glazed bay window to the front, radiator. Brick built fire place with inset gas wood burner style fire.

##### Kitchen

4.62m x 2.43m (5.11m max) (15' 2" x 8' 0") A range of matching wall & base units, granite work surfaces incorporating a sink & drainer unit. Integrated appliances to include fridge freezer and dishwasher. Space for Range style cooker, plumbing for washing machine. Tiled flooring with under floor heating, ceiling spotlights, vertical radiator, French doors to the rear garden and door to the shower room.

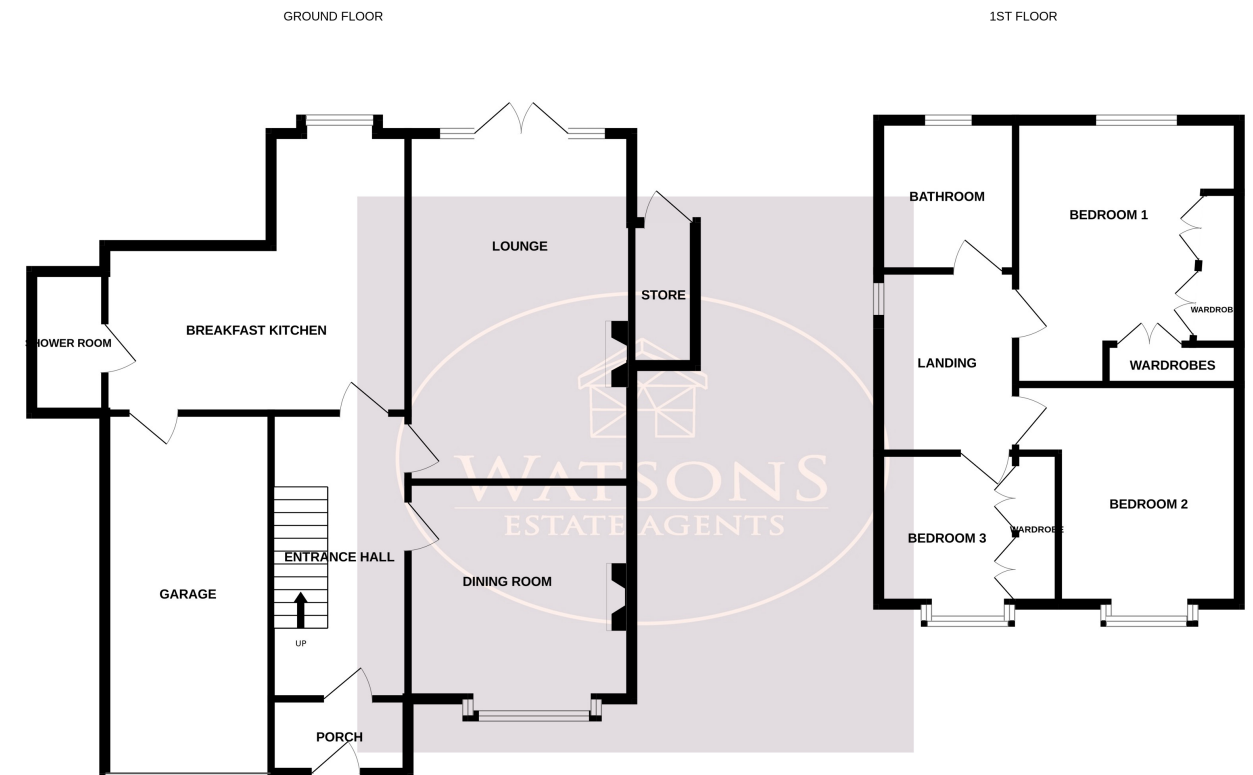
##### Shower Room

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

#### First Floor

##### Landing

UPVC double glazed window to the side and 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.  
Made with Metropix ©2023

##### Bedroom 1

3.58m x 3.08m (11' 9" x 10' 1") UPVC double glazed bay window to the front and radiator.

##### Bedroom 2

3.68m x 3.66m (12' 1" x 12' 0") UPVC double glazed bay window to the rear, a range of fitted furniture and radiator.

##### Bedroom 3

3.0m x 2.47m (9' 10" x 8' 1") UPVC double glazed bay window to the front, radiator.

##### Bathroom

3 piece suite in white comprises WC, vanity sink unit and bath with waterproof TV. Traditional radiator, obscured uPVC double glazed window to the rear and access to the attic.

##### Outside

To the front of the property are flower bed borders with a range of plants & shrubs, a gravel driveway provides ample off road parking leading to the single garage with remote controlled roll up door and power. The driveway is enclosed by hedge borders and wrought iron gates to the front. The rear garden offers a good level of privacy and comprises a block paved patio with pitched polycarbonate roof ideal for a hot tub and integrated store housing the Worcester Bosch combination boiler. Other features include a composite decking seating area, timber built summer house with power. The garden is enclosed by hedge borders with gated access to the front.