

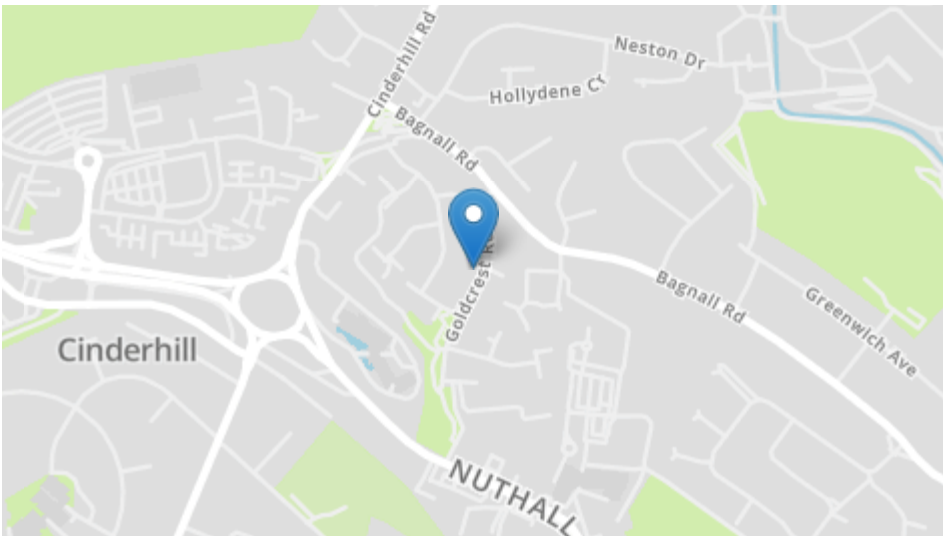
Goldcrest Road, NG6 8PT

Guide Price £350,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
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 - 29487765

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.



- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Downstairs WC & Utility Room
- Conservatory
- West Facing Rear Garden
- Off Road Parking & Garage
- Excellent Road & Public Transport Links Including Tram
- Viewing Highly Recommended

Our Seller says....

40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** GUIDE PRICE £350,000 - £375,000 *** EMBRACE THE GOLDEN LIFE*** A much loved and well maintained 4 bedroom family home comes to the market in this particularly well regarded area of Cinderhill. Just read further and tick those boxes! Briefly comprising; porch, entrance hallway, lounge, dining room, conservatory, kitchen, downstairs WC, utility room. Upstairs, the landing leads to the 4 good size bedrooms (en suite to primary) and family bathroom. Outside, a driveway and garage to the front provide off street parking, whilst the west-facing garden to the rear enjoys a high level of privacy. There are a wealth of shops & amenities in the nearby town and the tram network within walking distance makes Nottingham City Centre an easy commute - the M1 motorway is just a few minutes drive away too! Goldcrest is an appropriate street name, so call us now to view this hidden gem.

Ground Floor

Porch

Entrance door and window to the front. Door to the entrance hall.

Entrance Hall

Door to the lounge and stairs to the first floor.

Lounge

4.16m x 4.11m (13' 8" x 13' 6") UPVC double glazed bay window to the front, radiator, door to the understairs storage cupboard, feature fire place, door to the dining kitchen and open to the dining room.

Dining Room

2.88m x 2.46m (9' 5" x 8' 1") Radiator and French doors to the conservatory.

Dining Kitchen

3.63m x 2.88m (11' 11" x 9' 5") A range of matching high gloss wall & base units. Work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: double electric oven & gas hob with extractor over, fridge freezer and dishwasher. Wood effect laminate flooring, uPVC double glazed window to the rear, radiator, door to the utility room.

Utility Room

Plumbing for washing machine and tumble dryer. Wood effect laminate flooring, uPVC double glazed window to the side and door to the WC.

WC

WC, vanity sink unit. Heated towel rail, wood effect laminate flooring and obscured uPVC double glazed window to the rear.

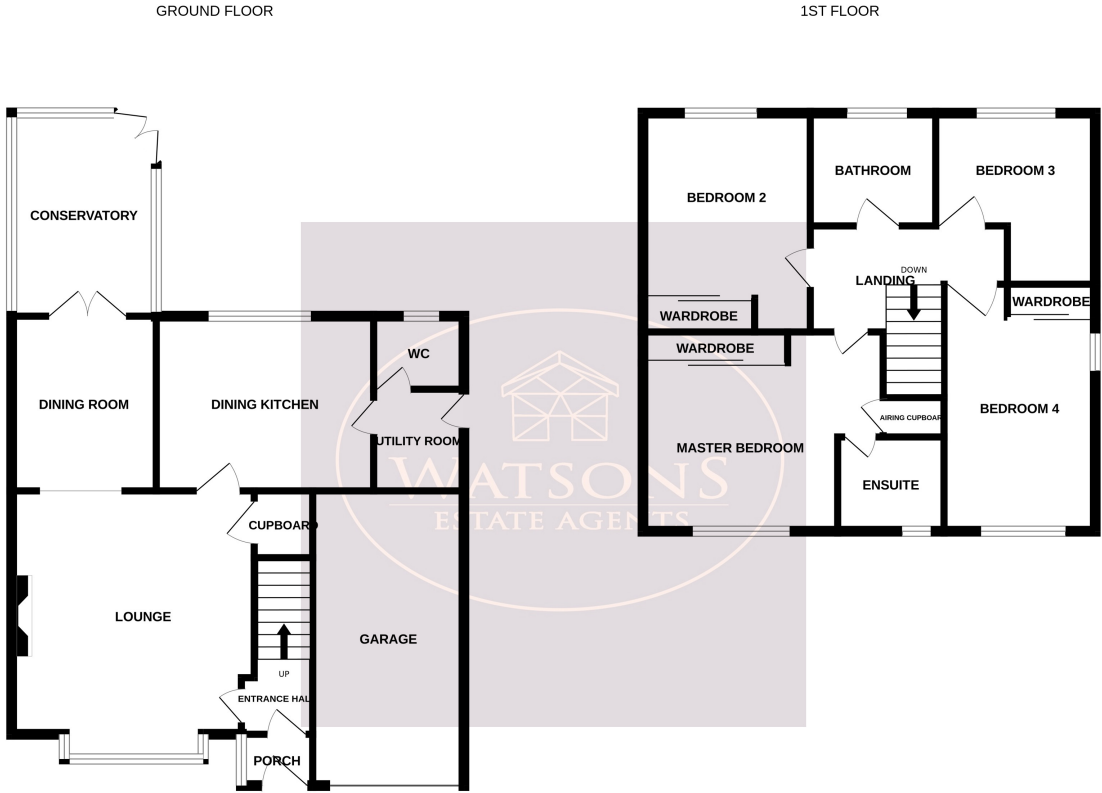
First Floor

Landing

1.9m x 0.8m (6' 3" x 2' 7") Doors to all bedrooms and bathroom. Access to the attic.

Primary Bedroom

4.16m x 2.66m (13' 8" x 8' 9") UPVC double glazed window to the front, built in wardrobe, storage cupboard, ceiling spotlights, radiator and door to the en suite.



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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En Suite

1.73m x 1.59m (5' 8" x 5' 3") 3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Obscured uPVC double glazed window to the front and chrome heated towel rail, ceiling spotlights.

Bedroom 2

3.51m x 3.02m (11' 6" x 9' 11") UPVC double glazed window to the rear, built in wardrobe, ceiling spotlights and radiator.

Bedroom 3

2.67m x 2.5m (8' 9" x 8' 2") UPVC double glazed windows to the front & side, built in wardrobe, ceiling spotlights and radiator.

Bedroom 4

2.52m x 2.5m (8' 3" x 8' 2") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

Bathroom

2.08m x 1.88m (6' 10" x 6' 2") 3 piece suite in white comprising WC, double vanity sink unit and bath with shower over. Tiled flooring, chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a double width prescrete driveway providing ample off road parking leading to the garage measure 5.16m x 2.41m with up & over door and power. The West facing rear garden comprises a paved patio seating area, turfed lawn, raised flower bed borders with a range of plants & shrubs, timber built summer house and is enclosed by timber fencing to the perimeter with gated access to the side.

AGENTS NOTE

The seller has provided us with the following information: the boiler is located in the utility room and is approximately 13 years old, It was last serviced August 2025.