

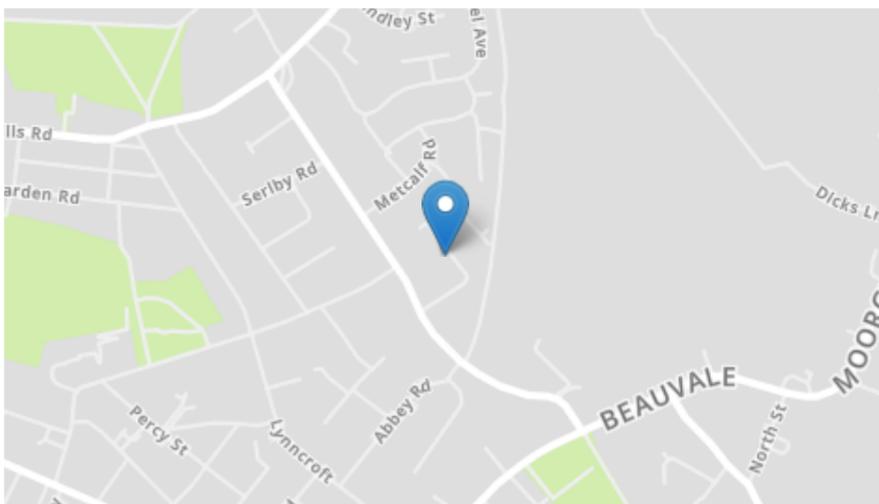
Brandyline Gardens, Newthorpe, NG16 3TS

£250,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Semi Detached Family Home
- Three Good Size Bedrooms
- Light & Airy Lounge
- Modern Dining Kitchen
- Downstairs WC & Ensuite To Primary Bedroom
- Three Piece Family Bathroom
- Well Presented Through Out
- Generous Low Maintenance Rear Garden
- Off Road Parking
- Ideal Family Home

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 - 30088457

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



*** STYLE, MODERNITY AND COMFORT AWAITS! *** Constructed approximately 5 years ago this stylish 3 bedroom semi detached family home is located at the head of a desirable cul-de-sac in the very popular area of Newthorpe close to local shops and schools! Occupying a private and quiet corner plot the beautifully presented and laid out accommodation comprises an entrance hallway, downstairs WC, kitchen/dining room, living room, 3 bedrooms with a master en-suite shower room and a family bathroom. To the outside a private driveway provides parking for 2 cars and at the rear a fabulous garden perfect for entertaining, relaxing and family life! A wonderful home, perfect for those wishing to just grab the keys, move in and enjoy! Call us today to book your viewing.

Ground Floor

Entrance Hall

Composite entrance door, luxury vinyl flooring, radiator, doors to dining kitchen, under stairs storage housing combination boiler and downstairs wc, stairs to first floor, ceiling spotlights and open access to lounge

Downstairs WC

Obscured uPVC double glazed window to the rear, ceiling spotlights, wc, vanity sink and luxury vinyl tiles.

Lounge

4.96m x 3.43m (16' 3" x 11' 3") UPVC double glazed window to the rear, ceiling spotlights and UPVC French doors to the rear garden.

Dining Kitchen

4.55m x 3.03m (14' 11" x 9' 11") A range of matching wall and base units with worksurfaces incorporating 1.5 stainless steel sink & drainer unit. Integrated appliances including electric oven, induction hob with extractor fan over and dishwasher. Space for fridge freezer, plumbing for washing machine, luxury vinyl tiles, ceiling spotlights, radiator and uPVC double glazed window to the front.

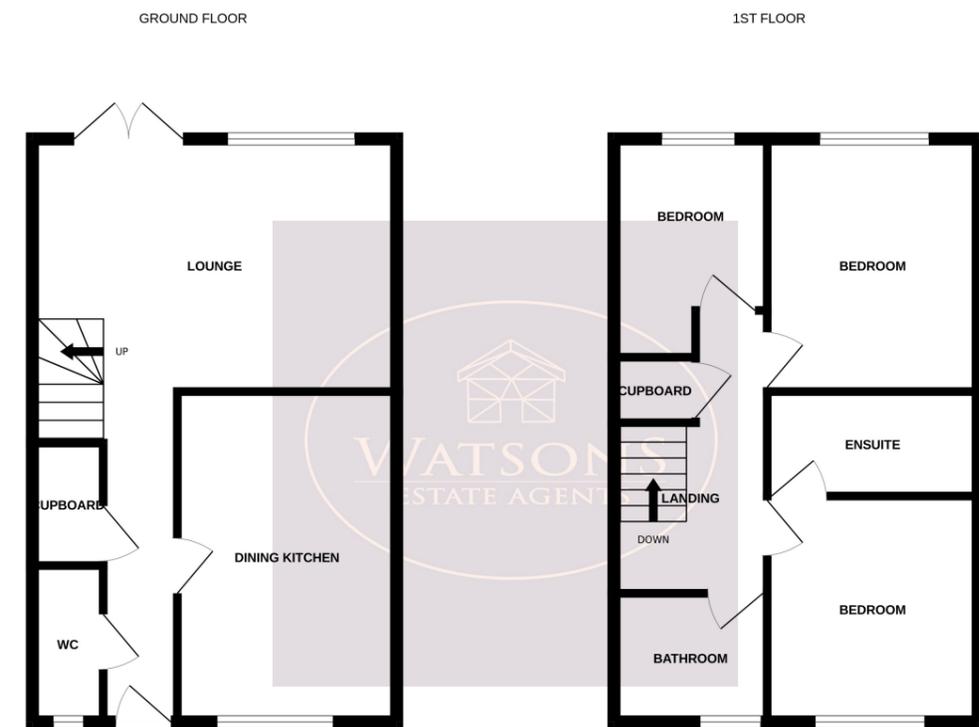
First Floor

First Floor Landing

Doors to all bedrooms and bathroom, airing cupboard and access to partially boarded attic.

Bedroom 1

3.88m x 3.11m (12' 9" x 10' 2") UPVC double glazed window to the front, radiator and door to 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

White three piece suite comprising wc, vanity sink with storage under and mains cubicle shower. Chrome heated towel rail, extractor fan, ceiling spotlights, tiled walls and floors.

Bedroom 2

3.35m x 2.85m (11' 0" x 9' 4") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.96m x 2.00m (9' 9" x 6' 7") UPVC double glazed window to the rear and radiator.

Bathroom

White three piece suite comprising wc, vanity sink with storage under and panel bath. Chrome heated towel rail, extractor fan, ceiling spotlights tiled walls, tiled floors and obscured uPVC double glazed window to the front.

Outside

To the front of the property is a block paved area with a paved pathway leading to the entrance door and a small turfed lawn with well established plants and shrubbery. The rear garden features, there is a patio seating area, artificial turfed with decked steps leading to a decked seating area surrounded by raised timber flower beds, with a timber shed, palisaded by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided the following information; the combination boiler is located in the under stairs storage cupboard, it is five years old and was last serviced in 2025.