

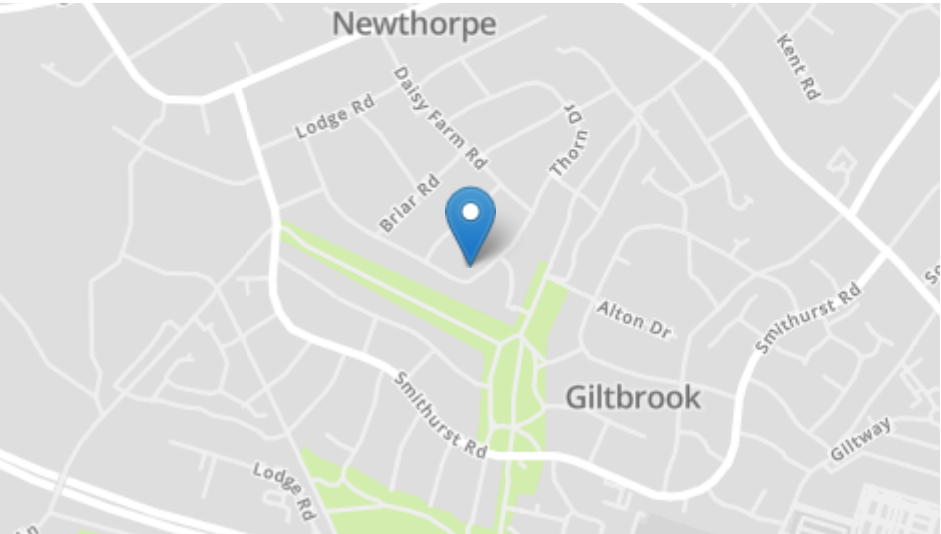
Rolleston Drive, Newthorpe, NG16 2BA

Offers Over £290,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



- Detached Bungalow
- Two Double Bedrooms
- Spacious Dining Lounge With Log Burner
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Well Presented Throughout
- Enclosed Low Maintenance Rear Garden
- Driveway & Garage
- Corner Plot Position
- Cul De Sac Location

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 - 29449119

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





\*\*\* THE FINISHED ARTICLE....ALMOST! \*\*\* A beautifully presented and fully refurbished detached bungalow on the sought after 'Daisy Farm' estate in Newthorpe. Having recently been renovated by the current vendors, the property sits on a corner plot and offers further scope for extension(subject to planning), and benefits from a generous lounge/diner with log -burner, modern fitted kitchen, off road parking, and garage. Briefly comprising; entrance hallway, lounge/diner, kitchen, bathroom, two bedrooms. Outside, the property sits on a corner plot, with a spacious driveway and garage. There are gardens to the side, along with a private courtyard style garden to the rear. Located in Newthorpe, nearby amenities include shops, country walks, and pubs. The surrounding town of Eastwood caters for all day to day needs. Contact Watsons to arrange a viewing.

### Ground Floor

#### Entrance Hall

UPVC entrance door, access to attic, ceiling spotlights, radiator and doors to dining lounge, kitchen, bathroom and both bedrooms.

#### Dining Lounge

6.28m x 3.76m (20' 7" x 12' 4") UPVC double glazed bay window to the front, ceiling spotlights, feature log burner and radiator.

#### Kitchen

3.56m x 3.07m (11' 8" x 10' 1") A range of matching wall and base units with worksurfaces incorporating 1.5 sink & drainer unit. Integrated appliances including double electric oven, induction hob with extractor fan over, fridge/freezer and dishwasher. UPVC double glazed window to the side, ceiling spotlights, laminate wood flooring, radiator and uPVC door to the side.

#### Bedroom 1

4.26m x 3.37m (14' 0" x 11' 1") UPVC double glazed window to the rear and radiator.

#### Bedroom 2

3.31m x 3.02m (10' 10" x 9' 11") UPVC double glazed window to the front, ceiling spotlights and radiator.

#### Bathroom

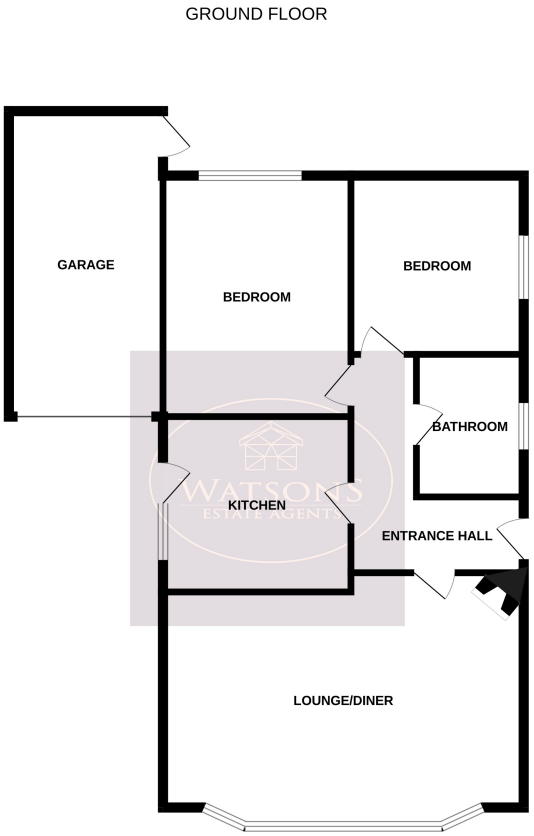
White three piece suite comprising wc, vanity sink with storage under, panel bath with mains fed shower over. Obscured uPVC double glazed window to the side, chrome heated towel rail, tiled floors and walls and ceiling spotlights.

#### Outside

To the front of the property is paved driveway leading to a carport, an entrance door and garage; to side of the driveway is a turfed lawn area that wraps around the property; there is a gravel flower bed with a range of plants and shrubbery and paved pathway leading to another entrance door and timber gate to the rear garden. The rear garden features a paved patio seating area with a gravel flower bed and timber shed, palisaded by timber fencing.

#### \*\*\* AGENT NOTE \*\*\*

AGENT NOTE: The seller has provided us with the following information: the gas central heating unit is located in the kitchen, it is six years old and was last serviced in June 2025. Planning permission has been granted for an extension to the property, agent has more information at request.



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 misstatement. 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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