

The Gables, Beauvale, Newthorpe, NG16 2EZ

Guide Price £450,000



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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			
		54	86
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 - 28560756

- Our Seller says....
- Period Bay Fronted Detached Family Home
 - 3 DOUBLE Bedrooms plus Study
 - 2 Reception Rooms
 - Downstairs Shower Room & First Floor Bathroom
 - Conservatory
 - Ample Off Road Parking & Double Garage
 - Private Rear Garden
 - Generous Plot
 - Character Features Throughout
 - No Upward Chain

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



*** GUIDE PRICE £450,000 - £475,000 *** A TRUE ONE OF A KIND*** A wonderful example of a period detached family home in the sought after village of Newthorpe. Sitting on a generous plot and backing onto open fields, homes like this rarely come to the market. With two reception rooms, conservatory, driveway, garage, and character features throughout. Briefly comprising; porch, hallway, cloakroom, downstairs shower room, lounge, dining room, breakfast kitchen, conservatory. To the first floor, three double bedrooms, study and family bathroom. Outside, set back from the road with a good degree of privacy, is a generous driveway affording ample off road parking, along with a detached garage. The rear garden is a particular feature, set in a superb plot with potential to extend (subject to planning), backing onto open fields. Located in the popular village of Newthorpe, nearby are a range of amenities including a family butcher's, shops and well regarded schools. Countryside walks are on your doorstep, as is the Ikea retail park and the town of Eastwood where further amenities can be found. Homes of this stature and quality very rarely come to the market, don't miss the opportunity of a lifetime. Contact Watsons to arrange a viewing,

Ground Floor

Porch

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

Entrance Hall

Stairs to the first floor, under stairs storage, cloakroom. doors to the lounge, dining room, breakfast kitchen and cloakroom.

Cloakroom

Door to the shower room.

Shower Room

3 piece suite comprising WC, pedestal sink unit and shower cubicle. Radiator and obscured uPVC double glazed window to the rear.

Lounge

4.4m x 4.09m (14' 5" x 13' 5") UPVC double glazed bay window to the front and uPVC double glazed window to the rear, 2 radiators. Feature fire place with ornate tiled surround and inset space for fire. Ornate glass cabinets offering useful storage space.

Dining Room

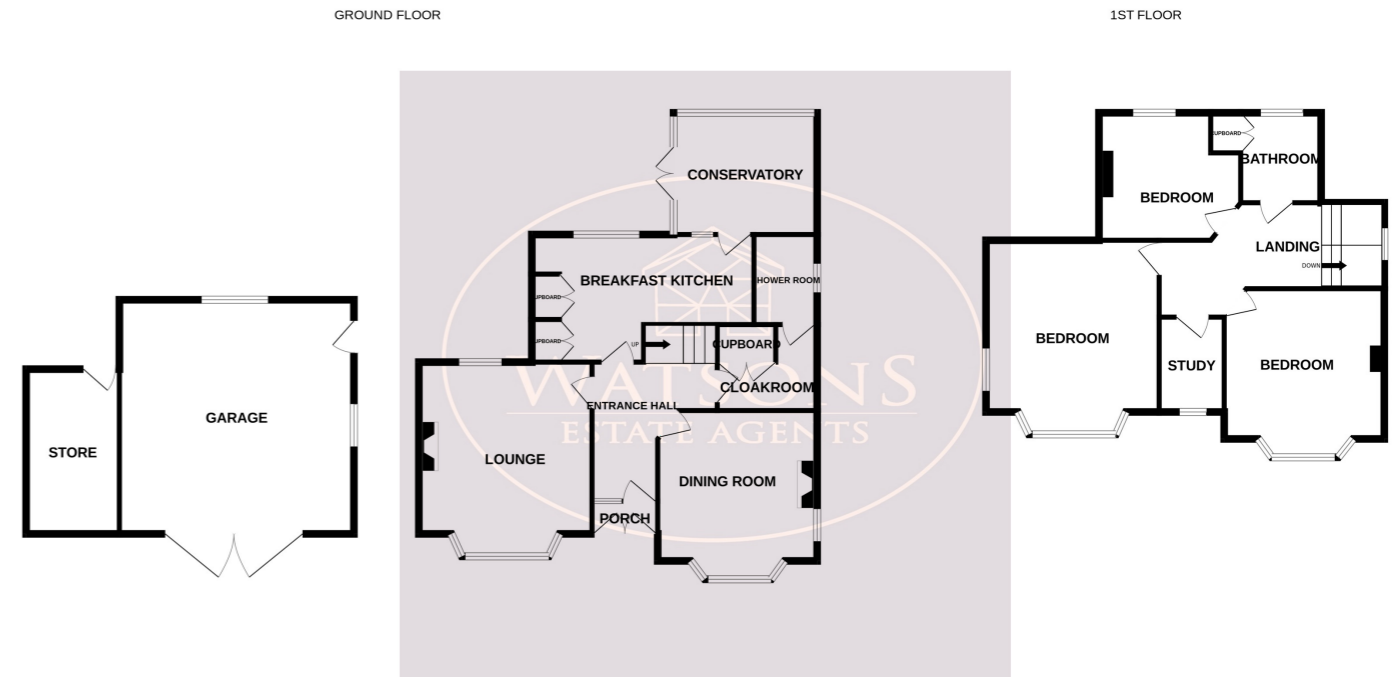
4.2m x 3.68m (13' 9" x 12' 1") UPVC double glazed bay window to the front, uPVC double glazed window to the side, 2 radiators. Feature stone fire place with inset space for fire.

Breakfast Kitchen

4.85m x 3.32m (15' 11" x 10' 11") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Space for cooker, plumbing for washing machine, uPVC double glazed window to the rear and door to the conservatory.

Conservatory

3.61m x 3.45m (11' 10" x 11' 4") Brick & uPVC double glazed construction, radiator and doors to the rear garden.



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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First Floor

Landing

UPVC glazed stained glass window to the side on the half landing and radiator. Doors to all bedrooms study and bathroom.

Bedroom 1

4.48m x 3.95m (14' 8" x 13' 0") UPVC double glazed bay window to the front and uPVC double glazed window to the side, fitted wardrobe and radiator.

Bedroom 2

4.21m x 3.79m (13' 10" x 12' 5") UPVC double glazed bay window to the front, fitted wardrobe and radiator.

Bedroom 3

3.27m x 3.09m (10' 9" x 10' 2") UPVC double glazed window to the rear and radiator.

Study

2.31m x 1.34m (7' 7" x 4' 5") UPVC double glazed window to the front.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Obscured uPVC double glazed window to the rear, airing cupboard and radiator.

Outside

To the front of the property are flower bed borders with a range of mature plants & shrubs. A concrete driveway provides ample off road parking and leads to the double garage with double wooden doors and power. The rear garden offers a good level of privacy and comprises a paved patio seating area, 2 turfed lawns, flower bed borders with a range of mature plants, shrubs and trees, door to the timber built storage shed offering further useful storage space. The garden is enclosed by hedge borders with gated access to the side.