

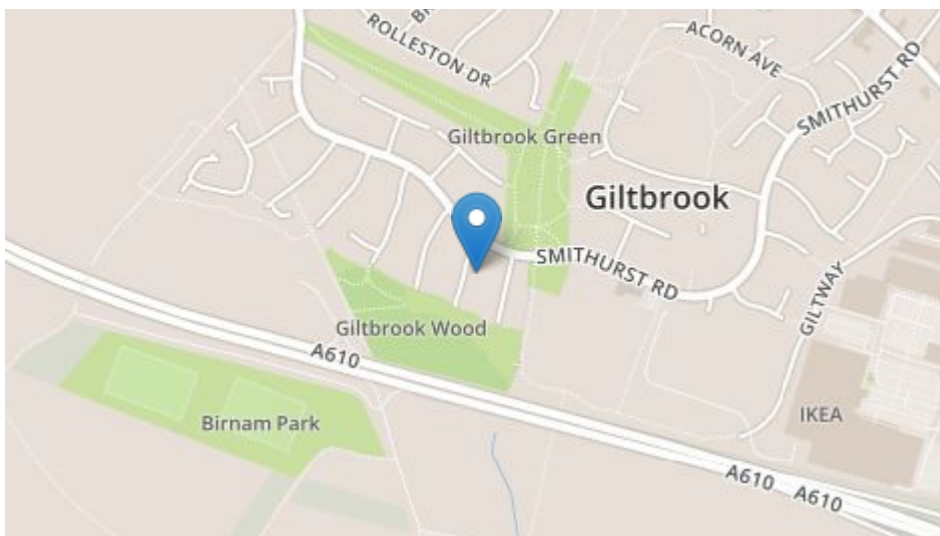
Brassington Close, Giltbrook, NG16 2UH

Offers Over £180,000

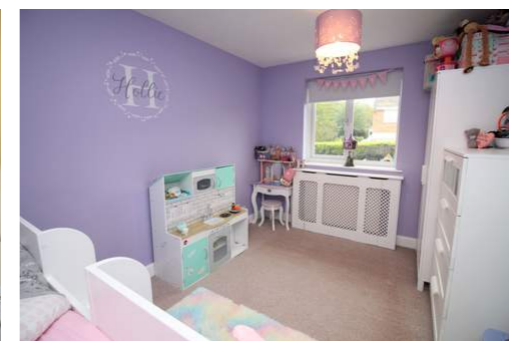


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- Open Plan Lounge & Dining Area
- Off Road Parking
- Beautifully Presented Throughout
- Popular Residential Cul De Sac
- Walking Distance From Amenities
- Excellent Road & Public Transport Links

Our Seller says....

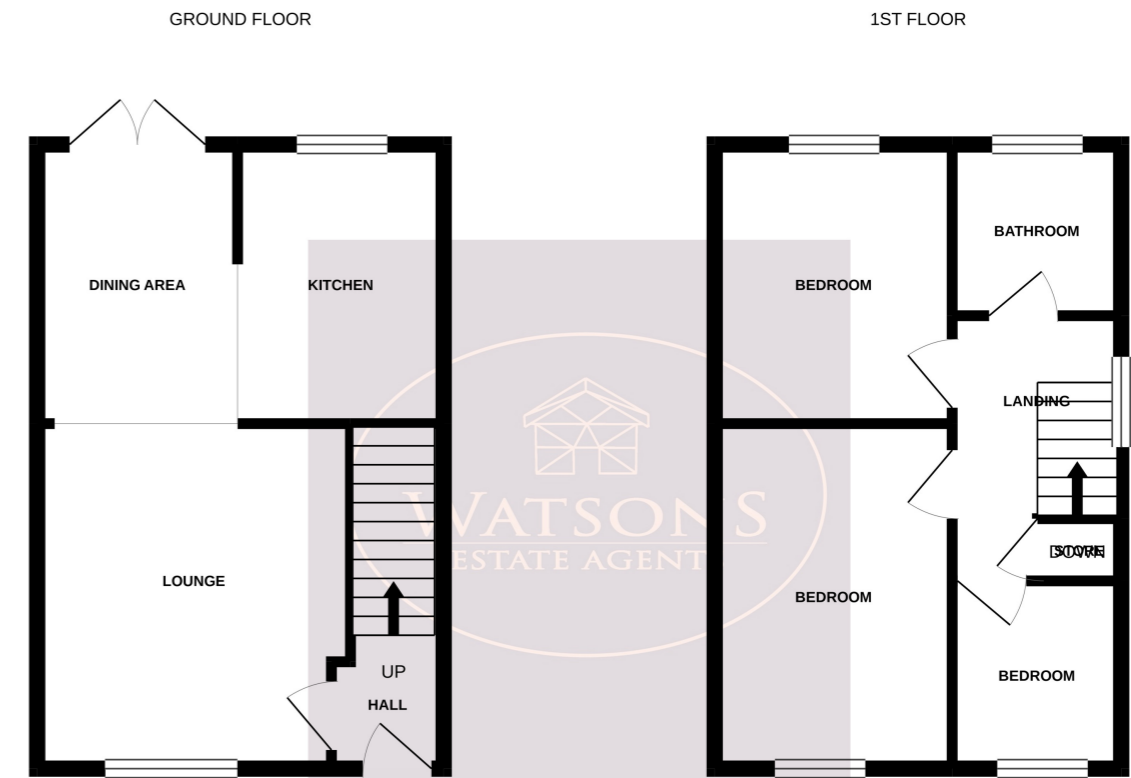
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 18276503

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



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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*** WOODLAND WALKS ON YOUR DOORSTEP! *** This stunning semi detached sits at the end of a quiet cul-de-sac with access to woodland walks through Giltbrook. In brief, the accommodation comprises: entrance hall, open plan lounge & dining area with French doors to the rear garden and a kitchen fitted with high gloss units and integrated appliances. On the first floor, the landing leads to the 3 bedrooms and bathroom which is fitted with a modern white suite. Outside, the well maintained garden to the rear will appeal to buyers with both children and pets and there is off street parking to the front. We're confident this would make a wonderful home for a range of buyers including first timers, young families and down-sizers. The property sits amongst similar properties in an area popular with families. Amenities including recreational parks and schools are all within easy reach and both Eastwood & Kimberley Town Centres are just a short drive away. Giltbrook retail parking is within walking distance and nearby road and transport links include the A610, which leads to junction 26 of the M1. For more information, or to book your viewing, call our team.

Ground Floor

Entrance Hall

Entrance door, inset foot mat, stairs to the first floor, radiator and door to the lounge.

Lounge

3.83m x 3.6m (12' 7" x 11' 10") UPVC double glazed bay window to the front, radiator and open plan to the dining area.

Dining Area

3.9m x 2.27m (12' 10" x 7' 5") Radiator, French doors to the rear garden and open plan to the kitchen.

Kitchen

3.75m x 2.23m (12' 4" x 7' 4") A range of matching high gloss wall & base units, work surfaces incorporating a sink & drainer unit. Integrated appliances to include: waist height oven & microwave, halogen hob with extractor over, fridge freezer, washing machine, tumble dryer and dishwasher. Tiled flooring, ceiling spotlights and uPVC double glazed window to the rear.

First Floor

Landing

UPVC double glazed window to the side, access to the attic (with drop down ladder and fully boarded), airing cupboard housing the combination boiler and doors to all bedrooms and bathroom.

Bedroom 1

3.86m x 2.64m (12' 8" x 8' 8") UPVC double glazed window to the front and radiator.

Bedroom 2

3.81m x 2.65m (12' 6" x 8' 8") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.03m x 1.87m (6' 8" x 6' 2") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising concealed cistern WC, vanity sink unit and P shaped bath with dual rainfall effect shower over. Heated towel rail and obscured uPVC double glazed window to the rear.

Outside

To the front of the property there is a lawned garden and a paved driveway providing off road parking. The rear garden is well maintained and comprises of a paved patio, lawn, barked play area, external tap, timber fencing to the perimeter with side gated access.