

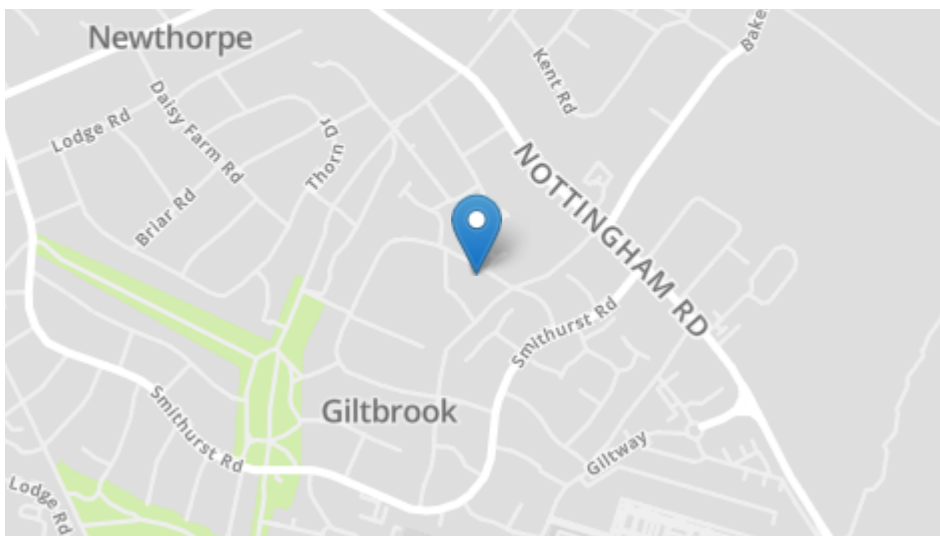
Acorn Avenue, Giltbrook, NG16 2UF

Offers Over £210,000

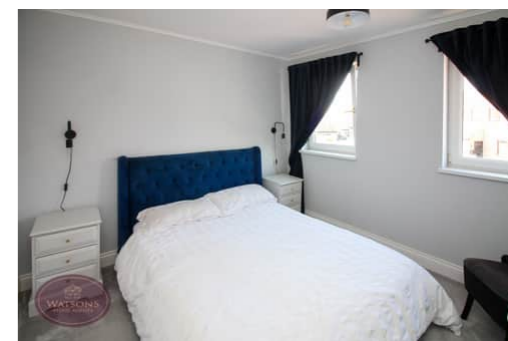


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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 - 26128512

Our Seller says....

- Link Detached Family Home
- 3 Bedrooms
- Open Plan Kitchen Diner
- Utility Room & Study
- Driveway
- Walking Distance From Amenities
- Excellent Road & Public Transport Links
- Ideal First Purchase or Investment
- 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
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***TAKE A STEP UP THE PROPERTY LADDER *** Situated in a sought after area, this detached family home is offered for sale with no upward chain and benefits from a converted garage which would make an ideal play room or home office. The accommodation comprises in brief; entrance hall, lounge, dining kitchen, playroom/study & utility room. On the first floor, the landing leads to the family bathroom and 3 bedrooms, 2 of which have fitted double wardrobes. Outside, the rear garden is mainly lawned with a paved patio area and a driveway to the front provides off road parking. The property sits amongst similar properties in a residential 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. For more information or to book your viewing, call our team.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the side and door to the lounge.

Lounge

5.02m x 2.96m (16' 6" x 9' 9") UPVC double glazed window to the front, radiator, stairs to the first floor and archway to the dining kitchen.

Dining Kitchen

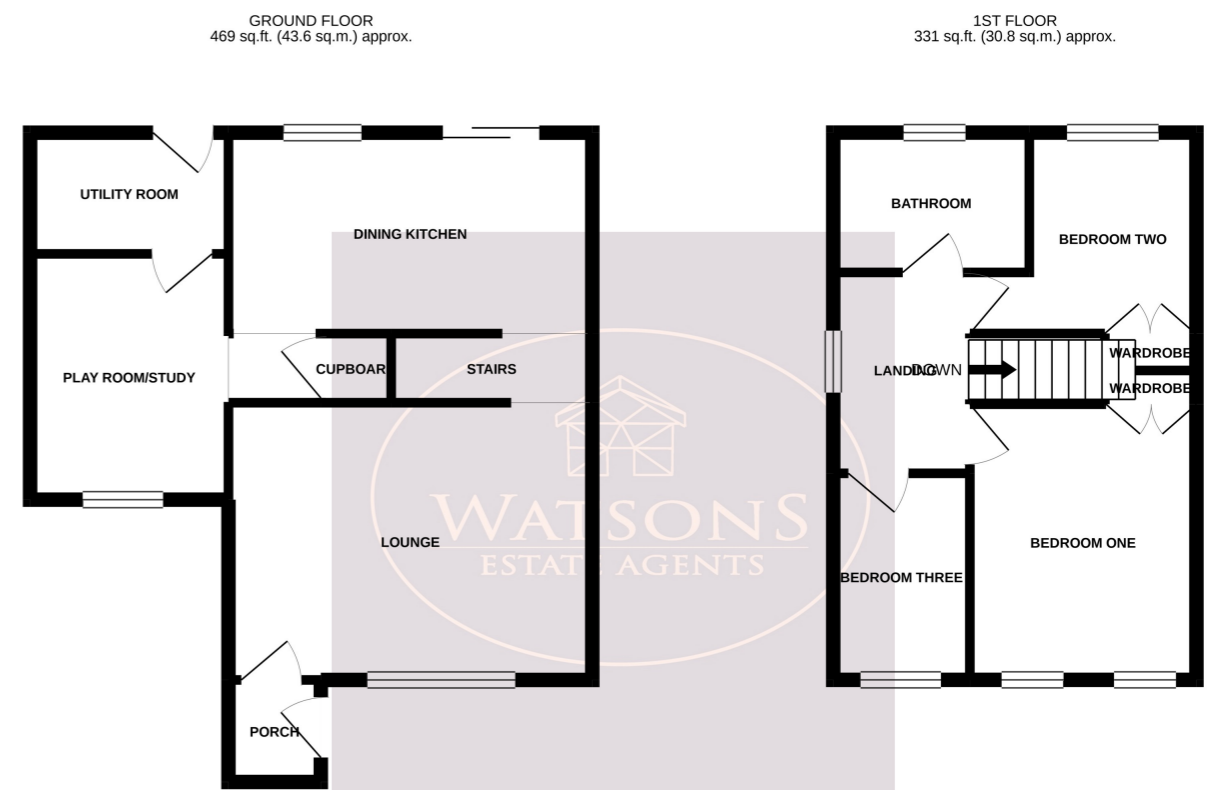
5.03m x 2.62m (16' 6" x 8' 7") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Space for cooker, wood effect laminate flooring, radiator, uPVC double glazed window to the rear. Sliding patio doors to the rear garden, archway to the under stairs storage and door to the study.

Study/Play Room

3.05m x 2.49m (10' 0" x 8' 2") UPVC double glazed window to the front, wood effect laminate flooring, radiator and door to the utility room.

Utility Room

2.52m x 1.51m (8' 3" x 4' 11") Plumbing for washing machine and uPVC double glazed door to the rear garden.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 sq.m.) approx.
 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

Access to the attic which is partly boarded with drop down ladder and houses the combination boiler. Obscured uPVC double glazed window to the side, radiator and doors to all bedrooms and bathroom.

Bedroom 1

3.16m x 3.03m (10' 4" x 9' 11") 2 uPVC double glazed windows to the front, built in double wardrobe and radiator.

Bedroom 2

2.63m x 2.54m (8' 8" x 8' 4") UPVC double glazed window to the rear, built in double wardrobe and radiator.

Bedroom 3

2.25m x 1.83m (7' 5" x 6' 0") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

Bathroom

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

Outside

To the front of the property is a tarmac driveway providing off road parking. The rear garden consists of a paved patio area, lawn, timber shed, external tap and is enclosed by timber fencing with gated side access.