

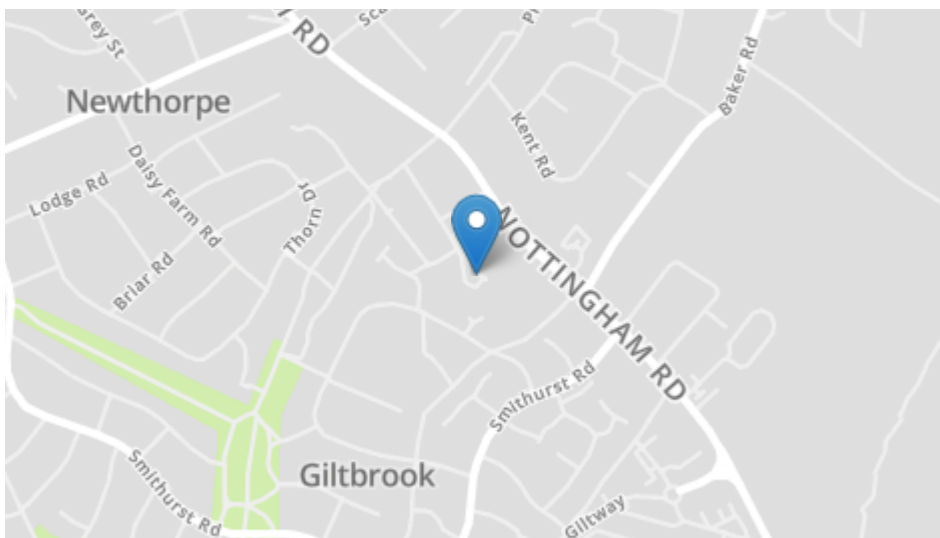
Orchil Street, Giltbrook, NG16 2WS

Offers Over £230,000



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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			
		79	87
England, Scotland & Wales		EU Directive 2002/91/EC	



- Extended Modern Town House
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs WC
- En Suite To Primary Bedroom
- Driveway & Garage
- Popular Location Close To Amenities
- Excellent Public Transport & Road 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 - 27153223

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



*** YOUR SEARCH FOR A NEW HOME ENDS HERE! *** Stop what you're doing and take a look at the photos & floor plan of this STUNNING 3 bedroom home in Giltbrook. Extended to side & rear to provide generous downstairs space, it will appeal to couples & families alike. The property is well positioned at the end of a quiet cul de sac in Giltbrook & presented to a very high standard throughout. The accommodation comprises of: entrance hall, WC, dining kitchen fitted with shaker style units, playroom/dining room & lounge with French doors to the rear garden. On the 1st floor, the landing leads to the primary bedroom which benefits from an en suite bathroom. There are two further bedrooms & the family bathroom. Outside, the rear garden has a paved patio & artificial lawn, making this a low maintenance outdoor space. There is ample off road parking on a private driveway to the side of the property which leads to a single garage with up & over door. We are confident the first to see will buy. Call Watsons (8am-8pm) to book an appointment to see this MUST VIEW home and make it yours!

Ground Floor

Entrance Hall

Composite entrance door, stairs to the first floor, radiator, Karndean flooring and doors to the dining kitchen, lounge, downstairs WC and open to the playroom/dining room.

WC

WC, sink radiator and extractor fan.

Lounge

6.06m x 5.5m (19' 11" x 18' 1") UPVC double glazed window to the rear, 2 velux windows, Karndean flooring, under stairs storage cupboard. 2 radiators, ceiling spotlights and French doors to the side.

Playroom/Dining Room

4.3m x 2.66m (14' 1" x 8' 9") UPVC double glazed window to the rear, Karndean flooring, radiator, ceiling spotlights and feature roof lantern.

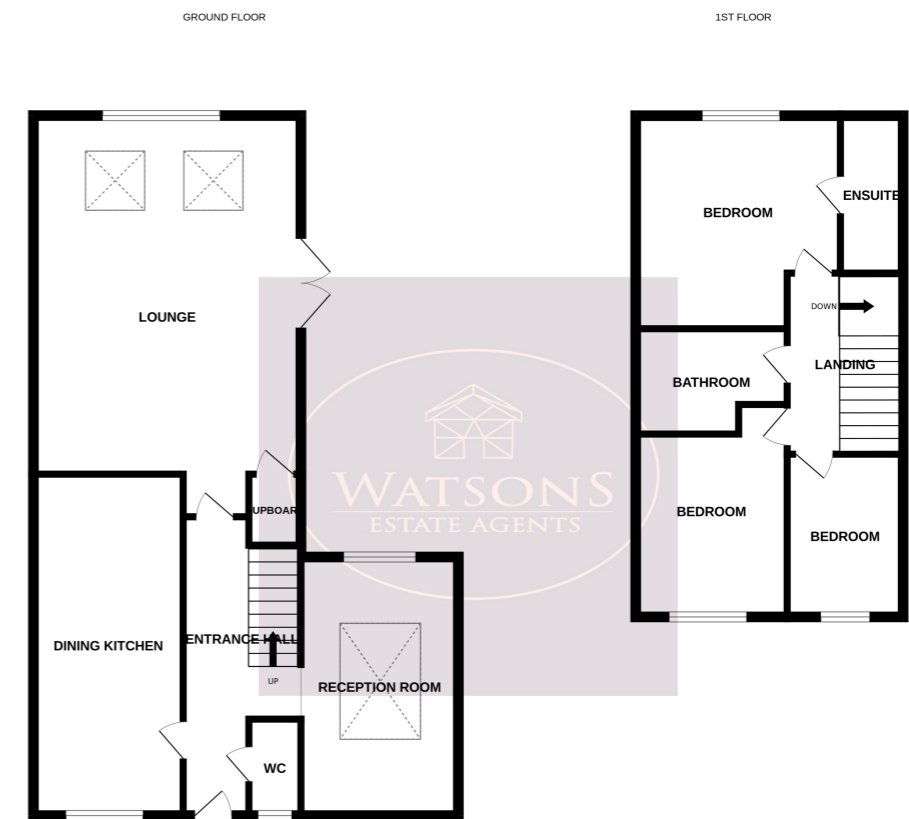
Dining Kitchen

5.77m x 2.52m (18' 11" x 8' 3") A range of matching shaker style wall & base units, slab tech work surfaces incorporating an inset sink & drainer. Integrated appliances to include electric oven, halogen hob with extractor over, washing machine and dishwasher. Built in breakfast bar with seating for 4, Karndean flooring, cupboard housing the combination boiler, ceiling spotlights, radiator and uPVC double glazed window to the front.

First Floor

Landing

Storage cupboard, radiator and doors to all bedrooms and the family bathroom.



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.
Made with Metropix 02/24

Primary Bedroom

3.6m x 3.38m (11' 10" x 11' 1") UPVC double glazed window to the rear, radiator and door to the en suite.

En Suite

WC, pedestal sink unit and shower cubicle with electric shower. Radiator, ceiling spotlights and extractor fan.

Bedroom 2

3.09m x 2.44m (10' 2" x 8' 0") UPVC double glazed window to the front and radiator.

Bedroom 3

2.76m x 2.08m (9' 1" x 6' 10") UPVC double glazed window to the front and radiator.

Showr Room

3 piece suite in white comprising WC, pedestal sink unit & shower cubicle. . Radiator, ceiling spotlights and extractor fan.

Outside

The rear garden has a patio area leading to an artificial lawn, timber seating and enclosed by timber fencing with gated side access. There is a tarmac driveway to the side of the property providing ample parking & leading to a single garage with up & over door. An access gate from the driveway leads directly to the front of the property where there is also a lawned front garden. Other features include a e car charging point.