

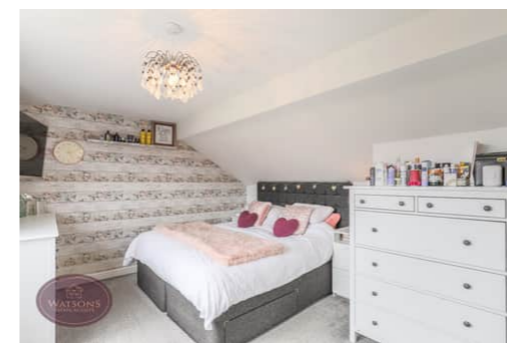
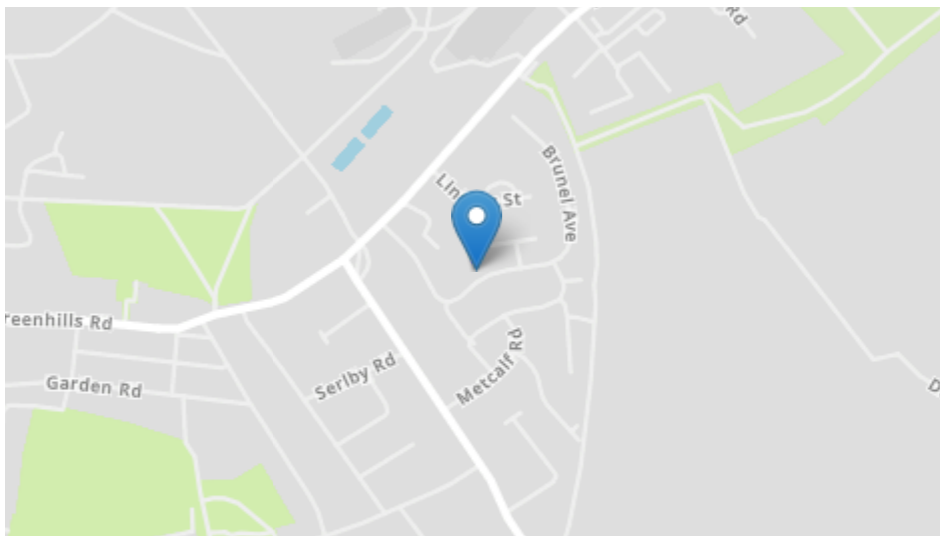
Brunel Avenue, Newthorpe, NG16 3NH

Offers Over £280,000



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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 - 9174182

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40 Main Street, Kimberley, NG16 2LY

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0115 938 5577

8am-8pm - 7days



\*\*\* MUST VIEW \*\* MUST VIEW \*\*\* The photos show the stylist presentation of this 4 bedroom detached home in a popular cul de sac in Newthorpe, however you simply MUST view it to fully appreciate. The loft conversion has provided a surprisingly spacious & functional primary bedroom, whilst the other bedrooms are all a good size for this price point. In brief, the accommodation comprises: entrance hall, lounge, dining kitchen, utility room, upstairs landing to bedrooms 2, 3 & 4, with stairs leading up to the primary bedroom. Outside, the block paved driveway to the front provides off street parking, whilst the South West facing rear is low maintenance and perfect space to enjoy the Summer months. A lean-to alongside the property provides useful additional storage space. Although this is a quiet cul-de-sac, a wealth of amenities are just a short drive away, as well as lovely countryside nearby including Colliers Wood which is popular with dog walkers. Call our sales team now to arrange a viewing.

## Ground Floor

### Entrance Hall

UPVC double glazed entrance door to the front, uPVC double glazed window to the side, radiator, stairs to the first floor, Karndean flooring and doors to the lounge & dining kitchen.

### Lounge

5.19m x 3.63m (17' 0" x 11' 11") Radiator, Karndean flooring and French doors to the rear garden.

### Dining Kitchen

5.14m x 3.12m (16' 10" x 10' 3") A range of matching wall & base units, quartz work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include; waist height electric oven & combination oven, electric hob with extractor over, oversized dishwasher and fridge freezer. Breakfast bar, Karndean flooring, ceiling spotlights, radiator, 2 uPVC double glazed windows to the front and door to the utility room.

### Utility Room

Plumbing for washing machine, wall mounted Worcester Bosch boiler.

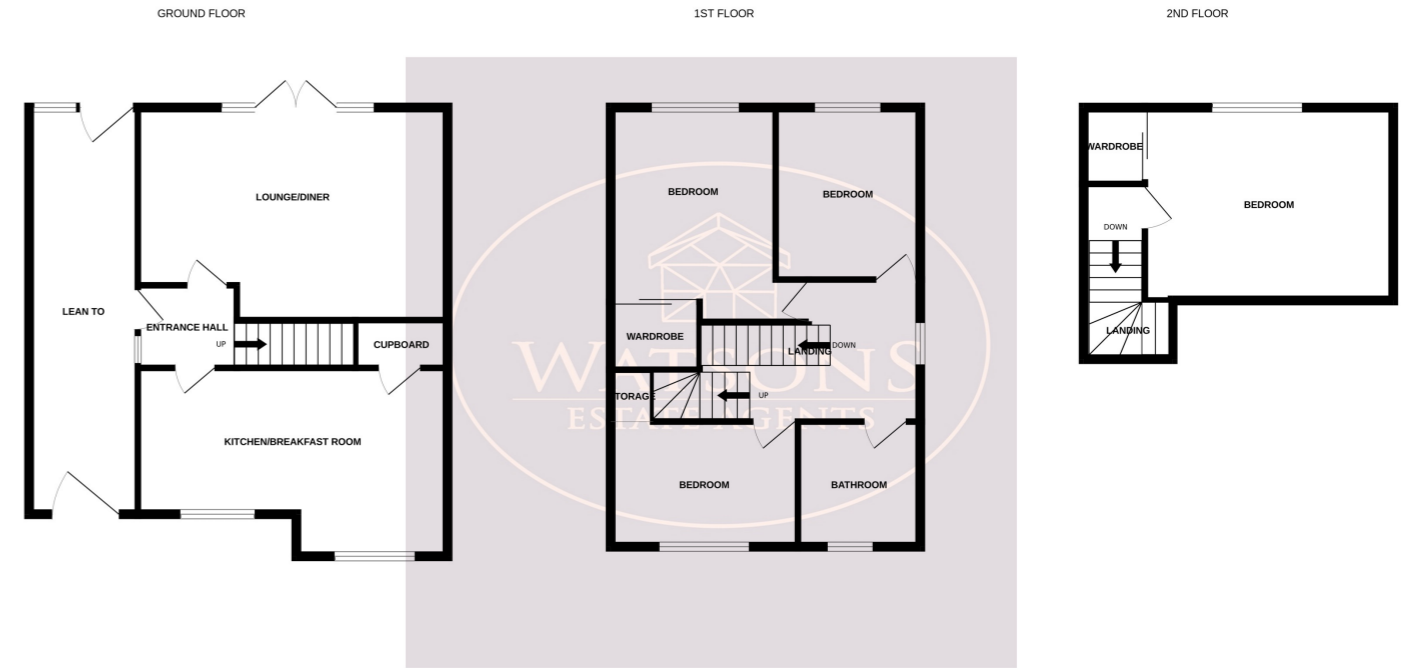
## First Floor

### Landing

Glass & oak balustrades, uPVC double glazed window to the side and doors to bedrooms 2, 3 & 4 and bathroom. Stairs to the second floor.

### Bedroom 2

3.72m x 2.86m (12' 2" x 9' 5") UPVC double glazed window to the rear, fitted sliding door wardrobes and radiator.



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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### Bedroom 3

2.99m x 2.42m (9' 10" x 7' 11") UPVC double glazed window to the front, radiator and built in wardrobe.

### Bedroom 4

2.88m x 2.29m (9' 5" x 7' 6") UPVC double glazed window to the rear and radiator.

### Bathroom

4 piece suite in white comprising WC, vanity sink unit, bath and shower cubicle with dual rainfall effect shower over. Heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the front.

## Second Floor

### Landing

Door to bedroom 1.

### Bedroom 1

4.35m x 3.59m (14' 3" x 11' 9") UPVC double glazed window to the rear, radiator and built in wardrobes.

### Outside

To the front of the property is a brick paved driveway offering ample off road parking, external power point and door to the lean to with poly carbonate roof and door to the rear. The South West facing rear garden comprises a paved patio, artificial lawn, timber built shed and is enclosed by timber fencing to the perimeter.