

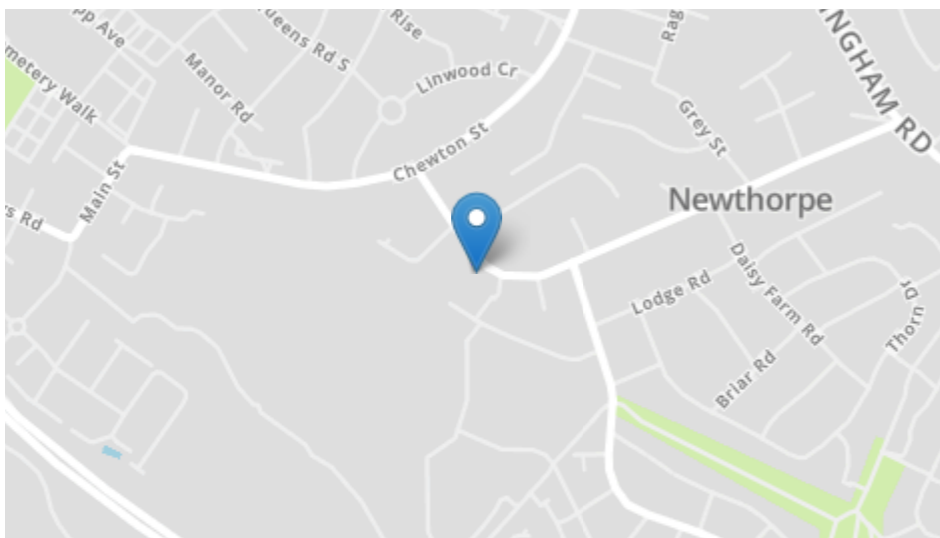
Newthorpe Common, Newthorpe, NG16 2BX

Offers Over £250,000



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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			
		58	86
England, Scotland & Wales		EU Directive 2002/91/EC	



- 3 Storey Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs Bathroom & First Floor WC
- Private Rear Garden with Garden Bar
- Driveway & Garage
- Excellent Road & Public Transport Links
- Well Presented Throughout

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 - 28102220

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



*** LIFE ON THE COMMON *** A unique, three storey, three bedroom detached property, with an abundance of character and being beautifully presented throughout. Benefiting from two reception rooms, outdoor bar and entertaining area, spacious garage, and two toilets. Briefly comprising; dining room, lounge, kitchen, bathroom. To the first floor, two double bedrooms and wc, and to the second floor, a further bedroom. Outside, a driveway and garage to the front, then lead to the rear garden where you will find the outdoor bar and entertainment area, along with a low maintenance private garden. Ideally located on Newthorpe Common, the property is within easy reach of Eastwood town centre which caters for all day to day needs with an array of shops, bars and a supermarket. Nearby is the A610 which provides easy access to the city and M1, and the Ikea retail park is a short drive away. Contact Watsons today to arrange your viewing.

Ground Floor

Dining Room

3.85m x 3.78m (12' 8" x 12' 5") Composite entrance door and uPVC double glazed window to the front, wood effect laminate flooring, feature fire place with inset log burner style fire. Door to the lounge.

Lounge

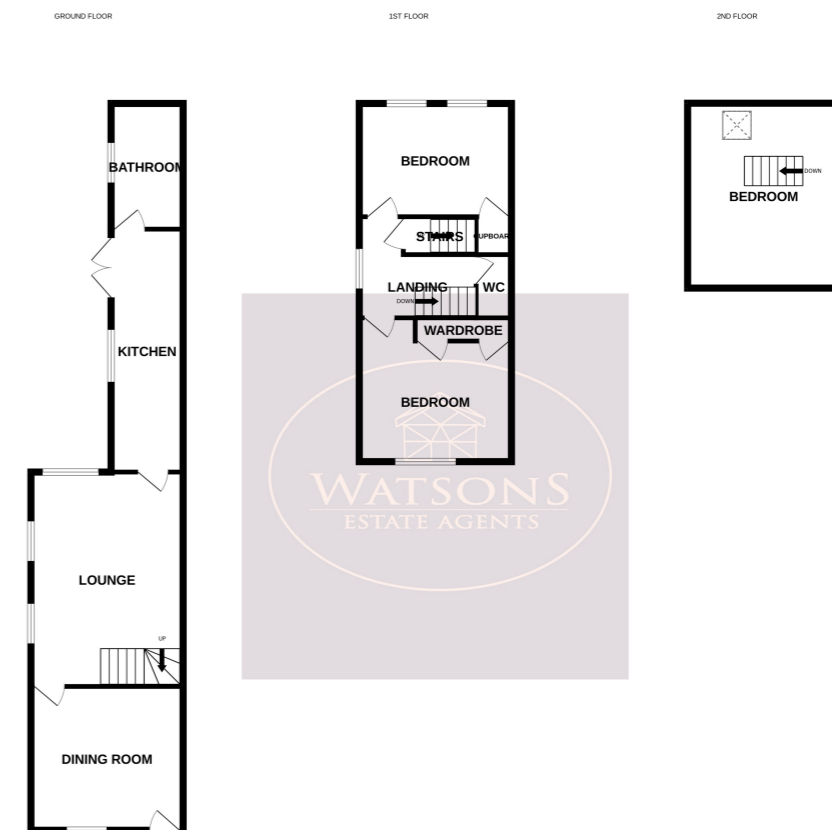
5.44m x 3.91m (17' 10" x 12' 10") UPVC double glazed window to the rear, 2 uPVC double glazed windows to the side, radiator, feature fire place with inset space for log burner style fire. Door to the kitchen and stairs to the first floor.

Kitchen

6.3m x 1.92m (20' 8" x 6' 4") A range of matching wall & base units with work surfaces incorporating a 1.5 bowl sink & drainer unit. Integrated waist height microwave, double electric oven, and induction hob with extractor over. Plumbing for washing machine and dishwasher, space for fridge freezer, wood effect laminate flooring, ceiling spotlights and radiator. UPVC double glazed windows to the side, uPVC double glazed French doors to the rear garden and door to the bathroom.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, panelled bath and shower cubicle with mains fed shower. Fully tiled walls, vertical radiator, ceiling spotlights, access to the attic and obscured uPVC double glazed window to the side.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 capability or efficiency can be given.
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First Floor

Landing

UPVC double glazed window to the side, radiator, doors to bedrooms 2 & 3 and WC. Stairs to the second floor.

Bedroom 2

3.83m x 3.76m (12' 7" x 12' 4") UPVC double glazed window to the front, radiator and 2 built in storage cupboards.

Bedroom 3

3.88m x 2.94m (12' 9" x 9' 8") UPVC double glazed windows to the rear, radiator and built in storage cupboard.

WC

WC and vanity sink unit.

Second Floor

Bedroom 1

Velux window to the rear, radiator and built in storage cupboard.

Outside

To the front of the property is a tarmac driveway providing ample off road parking leading to the garage with double wooden doors and power. The rear garden offers a good level of privacy and comprises a timber decking seating area, outdoor bar with light and power with a covered outdoor seating area.