

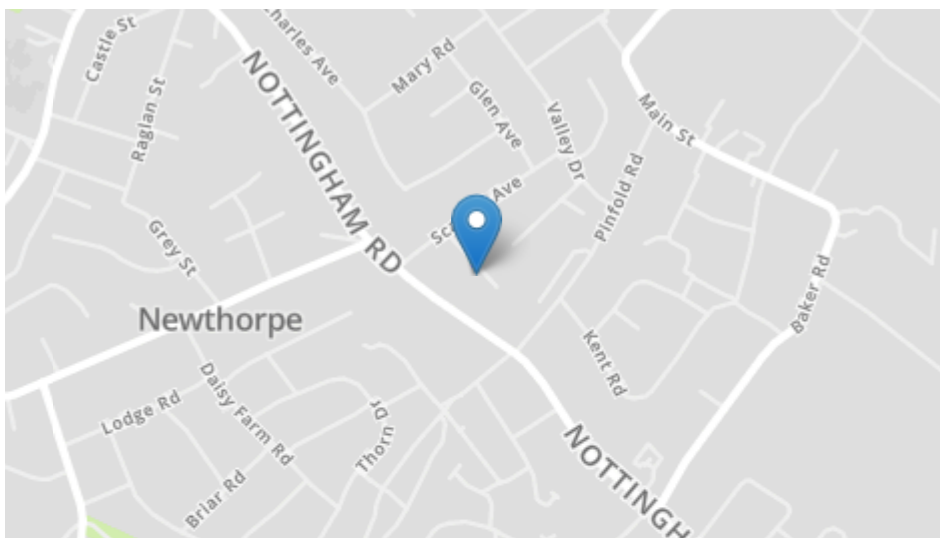
Scargill Close, Newthorpe, NG16 2EA

£300,000



Scargill Close, Newthorpe, NG16 2EA

£300,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	78
(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 - 27507326

Our Seller says....

- Detached Dormer Bungalow
- 3 Bedrooms
- 2 Reception Rooms
- En Suite & Downstairs Family Bathroom
- Conservatory
- Driveway & Double Garage
- Cul-de-Sac Location
- Excellent Road & Public Transport Links

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



*** TAKE A LOOK BEHIND THE SCENES! *** It's all about what you can't see from the front with this fabulous 3 double bedroom detached home! Through quality secure gates you will find parking for many vehicles and a double garage/workshop perfect for those who need secure parking and storage! Boasting spacious, light and airy and extremely well presented accommodation throughout which briefly comprises; Living Room, Kitchen/Diner, Ground Floor Bedroom and Bathroom, Sitting Room leading to a Conservatory, Two Bedrooms and WC to the first floor and gardens to front and rear. Located conveniently for Eastwood, Giltbrook and major road networks we would highly recommend an early internal inspection to fully appreciate this fine family home.

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs to the first floor, under stairs storage, radiator and doors to the lounge, dining room, kitchen, bathroom and bedroom 3.

Lounge

4.21m x 3.88m (13' 10" x 12' 9") UPVC double glazed bay window to the front with integrated seating, radiator, feature wooden fire place with marble hearth and inset space for electric fire.

Dining Room

3.41m x 3.35m (11' 2" x 11' 0") Radiator and door to the conservatory.

Conservatory

3.74m x 3.15m (12' 3" x 10' 4") Brick & uPVC double glazed construction, glass roof, lifestyle flooring and French doors to the conservatory.

Breakfast Kitchen

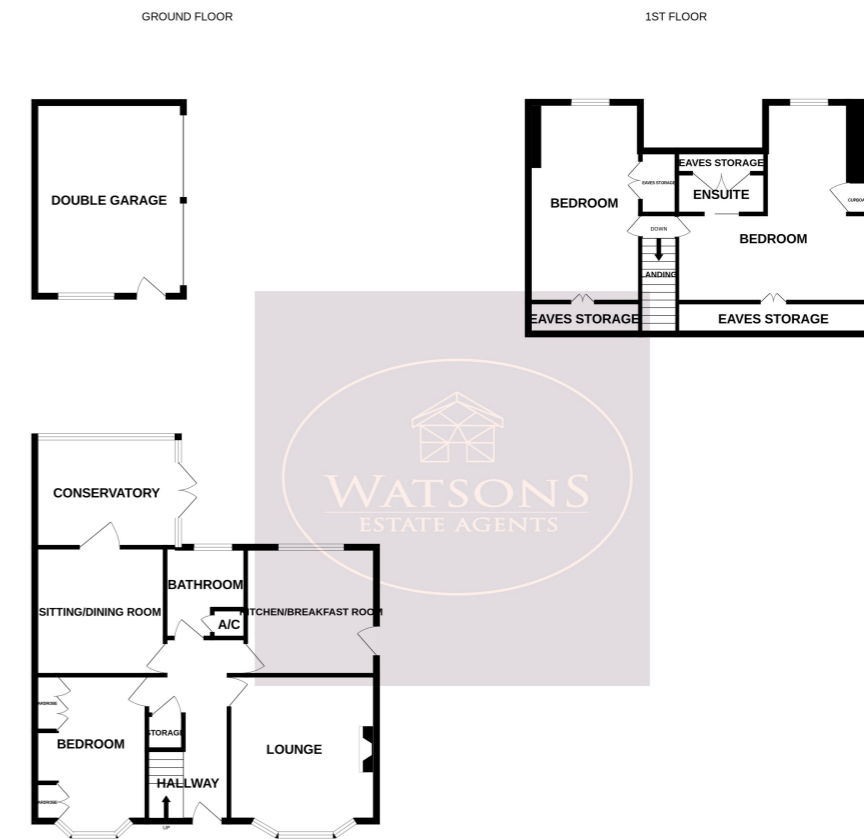
3.36m x 3.34m (11' 0" x 10' 11") A range of matching wall & base units, work surfaces incorporating an inset country style sink. Integrated waist height electric oven & hob with extractor over. Plumbing for washing machine and wiring for a fridge freezer. Breakfast bar, radiator and lifestyle flooring.

Bedroom 3

4.31m into the bay x 2.94m (14' 2" x 9' 8") UPVC double glazed bay window to the front, a range of fitted furniture, radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit, bath with main fed dual rainfall effect shower over. Chrome heated towel rail, ceiling spotlights, airing cupboard and obscured uPVC double glazed window to the rear.



While 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 misstatement. 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

First Floor

Landing

Doors to primary bedroom and bedroom 2.

Primary Bedroom

5.4m x 5.01m (17' 9" x 16' 5") UPVC double glazed window to the front, storage cupboard, radiator and door to the en suite.

En Suite

2 piece suite in white comprising WC and vanity sink unit, extractor fan and eaves storage.

Bedroom 2

5.5m x 2.9m (18' 1" x 9' 6") UPVC double glazed window to the rear, storage cupboard, radiator and eaves storage.

Outside

The front of the property is palisaded by brickwork. Running alongside the property, a block paved driveway provides ample off road parking with further secure parking behind double wooden gates. The rear garden comprises a timber decking seating area, turfed lawn, flower bed borders with a range of mature plants, shrubs and trees. Other features include timber built shed, external tap and a detached double garage measuring 6.14m x 6.10m with 2 up & over doors and power. The garden is enclosed by timber fencing to the perimeter with gated access to the side.