

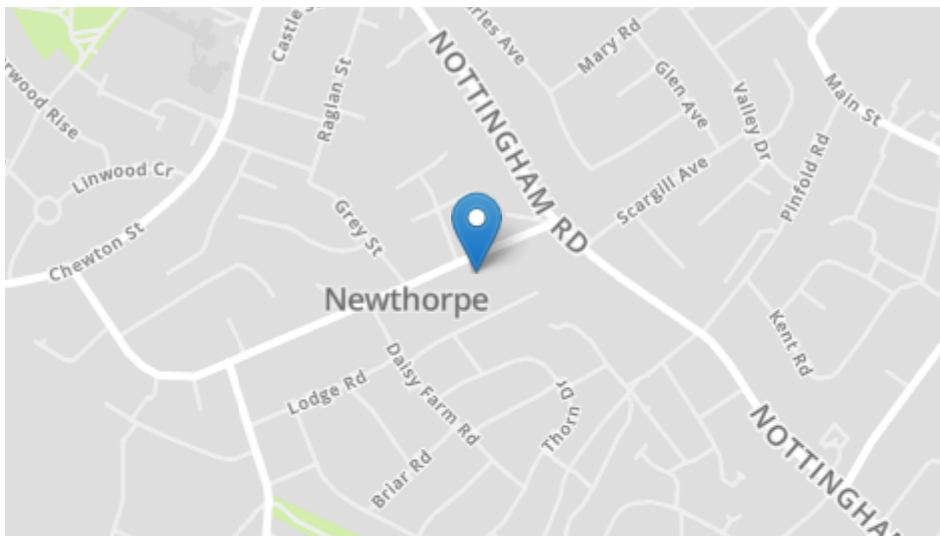
Newthorpe Common, Newthorpe, NG16 2AW

Guide Price £220,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		68
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Extended Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Driveway
- Excellent Road & Public Transport Links
- South Facing Rear Garden
- Fully Renovated Throughout
- No Upward Chain

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 - 27023441

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



*** GUIDE PRICE £220,000 - £230,000 *** ** LOOKING FOR YOUR FIRST FAMILY HOME? ** Then book your viewing on this semi detached house on Newthorpe Common. With three bedrooms, an open plan breakfast kitchen & a conservatory, we're confident this will suit first time buyers & families alike. The accommodation comprises in brief: entrance hall, lounge and spacious open plan dining kitchen and three piece bathroom suite, on the first floor are three generously sized bedrooms. To the outside, the rear garden is predominantly lawned with a paved patio area, whilst a driveway to the front provides off road parking. The property is located within walking distance to the shops & amenities of Hilltop, plus a wider range of amenities & public transport links are available in Eastwood Town Centre, less than 1 mile away. Nearby Primary schools include Brookhill Leys & there are a number of play & recreational areas within walking distance, perfect for buyers with young children & pets.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, radiator and door to the lounge.

Lounge

4.20m x 4.08m (13' 9" x 13' 5") UPVC double glazed window to the front, inset multifuel burner and radiator. Door to the dining room.

Dining Room

3.34m x 2.67m (10' 11" x 8' 9") Radiator and door to the kitchen.

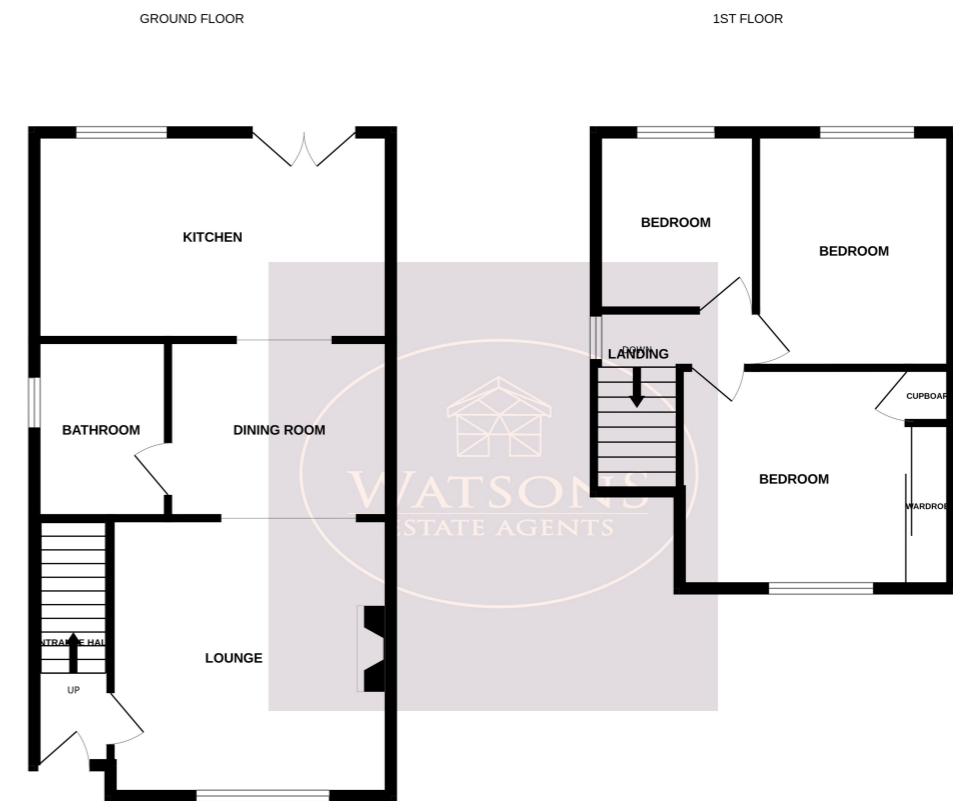
Kitchen

4.65m x 3.09m (15' 3" x 10' 2") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated electric oven & hob with extractor over. Plumbing for washing machine, ceiling spotlights, radiator and uPVC double glazed window to the rear. Door to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, radiator, storage cupboard and doors to all bedrooms and 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.
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Bedroom 1

3.88m x 3.64m (12' 9" x 11' 11") UPVC double glazed window to the front, fitted storage cupboard and radiator.

Bedroom 2

3.15m x 2.55m (10' 4" x 8' 4") UPVC double glazed window to the rear, ceiling spotlights and radiator.

Bedroom 3

2.59m x 2.22m (8' 6" x 7' 3") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with shower over. Chrome heated towel rail, ceiling spotlights, obscured uPVC double glazed window to the side and storage cupboard housing the combination boiler.

Outside

To the front of the property a brick paved driveway which provides ample off road parking. The South facing rear garden comprises a paved patio, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the side.