

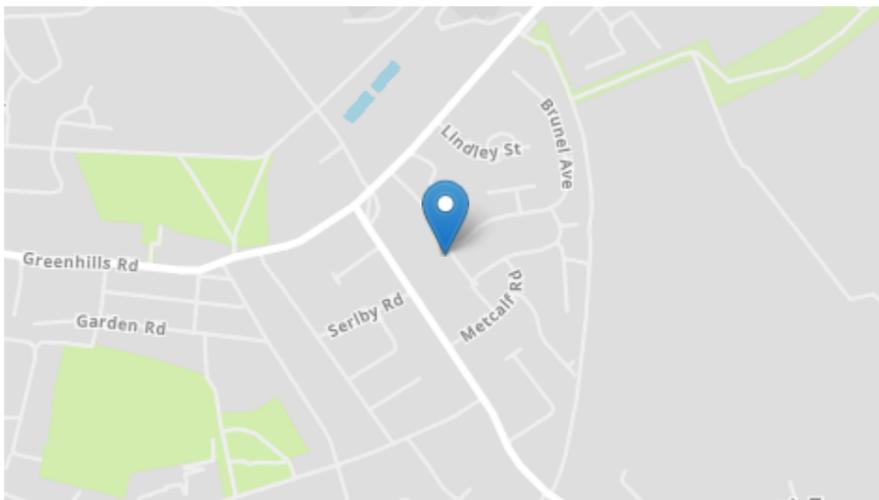
Brunel Avenue, Newthorpe, NG16 3NH

Offers in Region of £210,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	72	
(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	



- Detached House
- 3 Bedrooms
- Generous Lounge
- Dining Room
- Fitted Kitchen
- Driveway
- Landscaped Rear Garden
- Close Proximity to Eastwood Town Centre

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 - 28775941

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



*** LOCATION, LOCATION, LOCATION! *** This deceptively spacious 3 bedroom detached home is situated within the sought after area of Newthorpe and is perfect for families & first time buyers looking for something special. To the ground floor accommodation in brief comprises; entrance hall, generous lounge, fitted kitchen and dining room. To the first floor are 3 good size bedrooms and family bathroom. Externally there is a south west facing & landscaped rear garden ideal for the family to enjoy. A driveway to the front provides ample off road parking. Brunel Avenue is located only a short drive away from Eastwood Town Centre where you will find a large variety of retail shops, eateries, well regarded secondary & primary schools and excellent transport links to both Nottingham and Derby. For those with four legged friends - Colliers Wood is just a short walk away! A viewing is essential to appreciate all on offer, call our team today!

Ground Floor

Entrance Hall

UPVC double glazed window and entrance door to the side, radiator and stairs to the first floor. Doors to the lounge and kitchen.

Lounge

5.14m x 3.65m (16' 10" x 12' 0") UPVC double glazed window to the rear and radiator.

Kitchen

3.1m x 2.55m (10' 2" x 8' 4") A range of matching wall & base units with worksurfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances including electric oven and gas hob with extractor over. Plumbing for washing machine and dishwasher, space for fridge freezer. Radiator, uPVC double glazed window to the front and door to the dining room.

Dining Room

4.09m x 2.4m (13' 5" x 7' 10") UPVC double glazed window to the front, radiator and cupboard housing the wall mounted combination boiler.

First Floor

Landing

UPVC double glazed window to the side, access to the attic and doors to all bedrooms and the 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

3.17m x 2.96m (10' 5" x 9' 9") UPVC double glazed window to the front, radiator and fitted wardrobes.

Bedroom 2

3.68m x 2.8m (12' 1" x 9' 2") UPVC double glazed window to the rear, radiator and fitted wardrobe.

Bedroom 3

2.87m x 2.28m (9' 5" x 7' 6") UPVC double glazed window to the rear and radiator.

Bathroom

White 3 piece suite comprising wc, pedestal sink unit and panelled bath with electric shower over. Fully tiled walls, chrome heated towel rail and obscured uPVC double glazed window to the front.

Outside

To the front of the property is a concrete and gravelled driveway providing ample parking for multiple vehicles. The rear garden is enclosed by timber fencing to the perimeter with gated access to the side and comprises; paved patio, turfed lawn, flower bed borders with a range of plants & shrubs, and raised pond which can be filled to create an additional flower bed if preferred.