

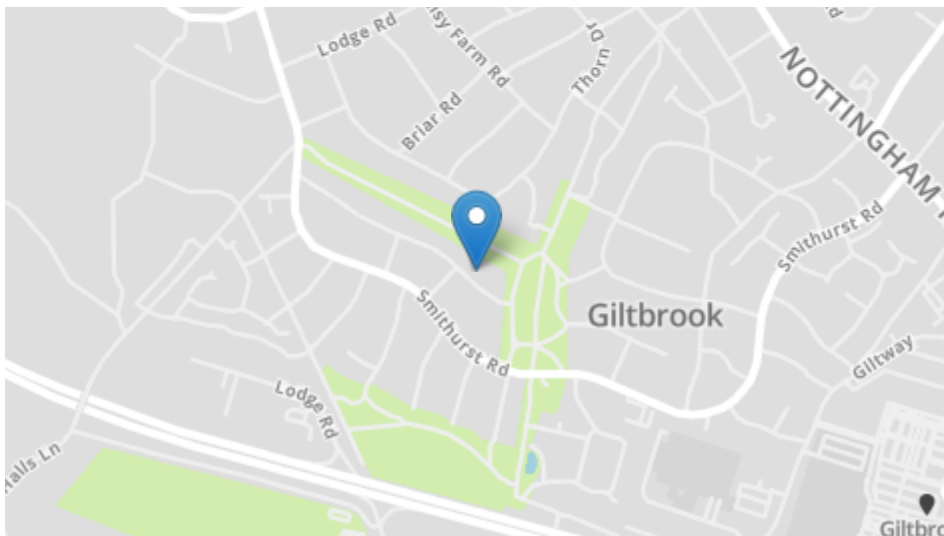
Holmewood Drive, Giltbrook, NG16 2UG

Offers Over £300,000



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want to view?

Call us on 0115 938 5577

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Ref - 26464468



Our Seller says....

- Detached Family Home
- 4 Bedrooms
- En Suite To Primary Bedroom
- Downstairs WC & Conservatory
- Driveway & Garage
- Walking Distance From Amenities
- Excellent Road & Public Transport Links
- Ease Of Access To A610 & M1

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.



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*** DONT JUDGE A BOOK BY ITS COVER *** FANTASTIC FAMILY HOME *** Located in a quiet cul-de-sac, we're confident this modern detached will tick the boxes for families looking for a long term home. In brief the property comprises to the ground floor; entrance hall, w/c, lounge with bay window, open plan dining kitchen and conservatory. To the first floor landing giving access to the family bathroom, four generously sized bedrooms, the primary bedroom benefitting with a three piece en suite. To the outside a front garden with driveway providing off road parking and giving access to the detached garage (currently being used for storage with a rear work space). To the rear a fully landscaped enclosed garden with lawn and patio areas. The location provides easy access to a number of recreational areas and play parks. Both Kimberley & Eastwood Town Centres and Giltbrook Retail Park are a short drive away and offer a wide range of shops, public services & amenities. For buyers needing to commute, the A610 is just a mile away and leads to Nottingham City Centre and junction 26 of the M1.

Ground Floor

Entrance Hall

Composite entrance door to the front, uPVC double glazed window to the side, radiator, stairs to the first floor and doors to the WC and lounge.

WC

WC, wall mounted sink, radiator and obscured uPVC double glazed window to the front.

Lounge

5.18m x 4.36m (5.24m max) (17' 0" x 14' 4") UPVC double glazed bay window to the front, under stairs storage, 2 radiators and door to the dining kitchen.

Dining Kitchen

6.16m x 3.28m (20' 3" x 10' 9") A range of matching wall & base units, work surfaces incorporating sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over, washing machine and dishwasher. UPVC double glazed window to the rear, ceiling spotlights, radiator and door to the side.

Conservatory

3.46m x 2.88m (11' 4" x 9' 5") Brick & uPVC double glazed construction, radiator and French doors leading to the rear garden.

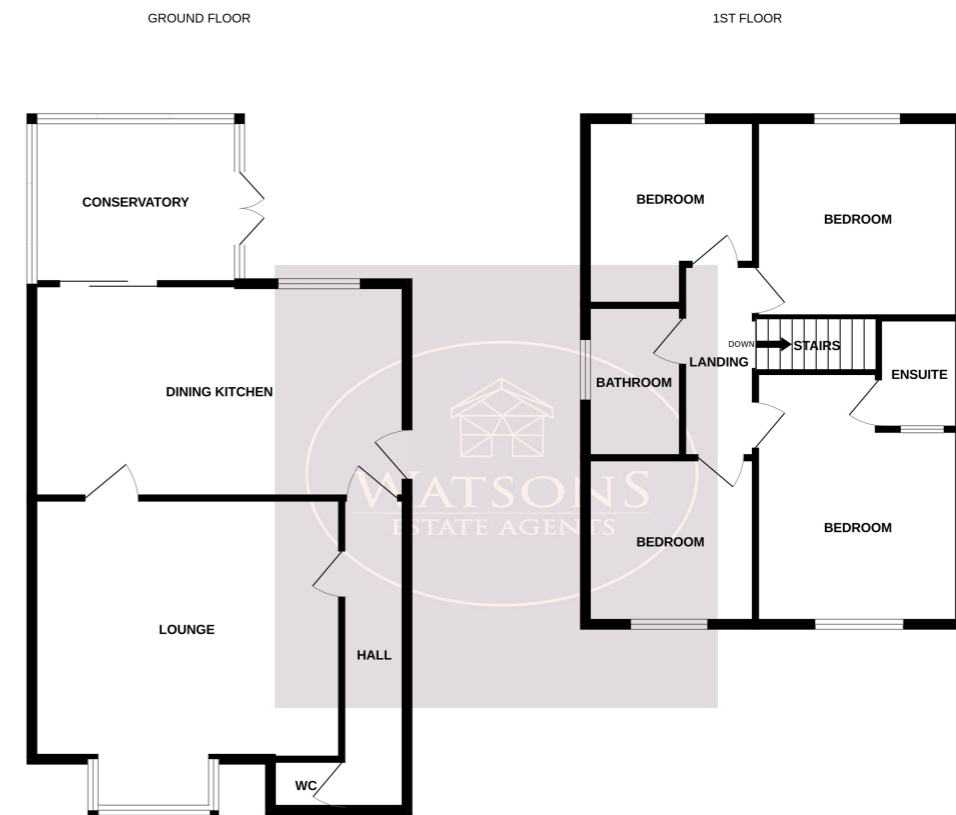
First Floor

Landing

Access to the attic and doors to all bedrooms and bathroom.

Primary Bedroom

4.26m x 3.43m (14' 0" x 11' 3") UPVC double glazed window to the front, radiator and door to the en suite.



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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En Suite

3 piece suite in white comprising WC, wall mounted sink and shower cubicle. 2 chrome heated towel rails, extractor fan and obscured uPVC double glazed window to the side.

Bedroom 2

3.34m x 3.27m (10' 11" x 10' 9") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.10m x 2.82m (10' 2" x 9' 3") UPVC double glazed window to the rear and radiator.

Bedroom 4

2.67m x 2.44m (8' 9" x 8' 0") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted sink & bath with shower over. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a well maintained turfed lawn. A tarmac driveway leads to a detached garage with up & over door and power. The rear garden comprises a paved patio, turfed lawn and access to the garage. The garden is enclosed by wall and timber fencing to the perimeter with gated access to the side.