

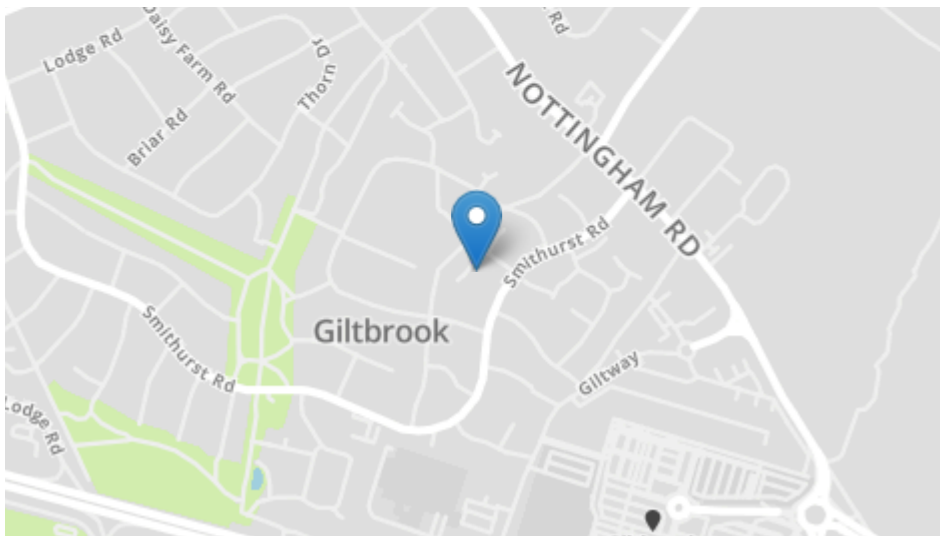
Robina Drive, Giltbrook, NG16 2UX

Guide Price £240,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		67	83
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 - 26288249

- Detached Family Home
- 3 Bedrooms
- Open Plan Dining Kitchen
- Utility & Downstairs WC
- Driveway & Garage
- Popular Cul De Sac Location
- Excellent Road & Public Transport Links
- Walking Distance To Amenities

Our Seller says....

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
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*** GUIDE PRICE £240,000 - £250,000 *** JUST UNPACK AND SIT BACK *** This beautifully presented detached house is nestled away in a quiet cul de sac in the popular area of Giltbrook, which is conveniently located between Eastwood & Kimberley Town Centres. The accommodation comprises in brief; entrance porch, lounge, open plan dining kitchen, separate utility room and a downstairs WC. On the first floor, the landing leads to the three bedrooms - two of which are double - and the bathroom, which is fitted with a modern white suite. Outside, a driveway to the front provides off road parking and leads to a single garage. The rear garden is well maintained comprising of a paved patio area and a turfed lawn with gravel bed border, perfect for pots and planters. The garden is enclosed by timber fencing to the perimeter with gated access to the side. For more information or to secure a viewing appointment, call our team.

Ground Floor

Porch

UPVC double glazed entrance door to the front. Door to the lounge.

Lounge

4.6m x 3.61m (15' 1" x 11' 10") UPVC double glazed window to the front, stairs to the first floor, electric fire with fire place surround & hearth. Radiator, open to the dining kitchen and stairs to the first floor.

Dining Kitchen

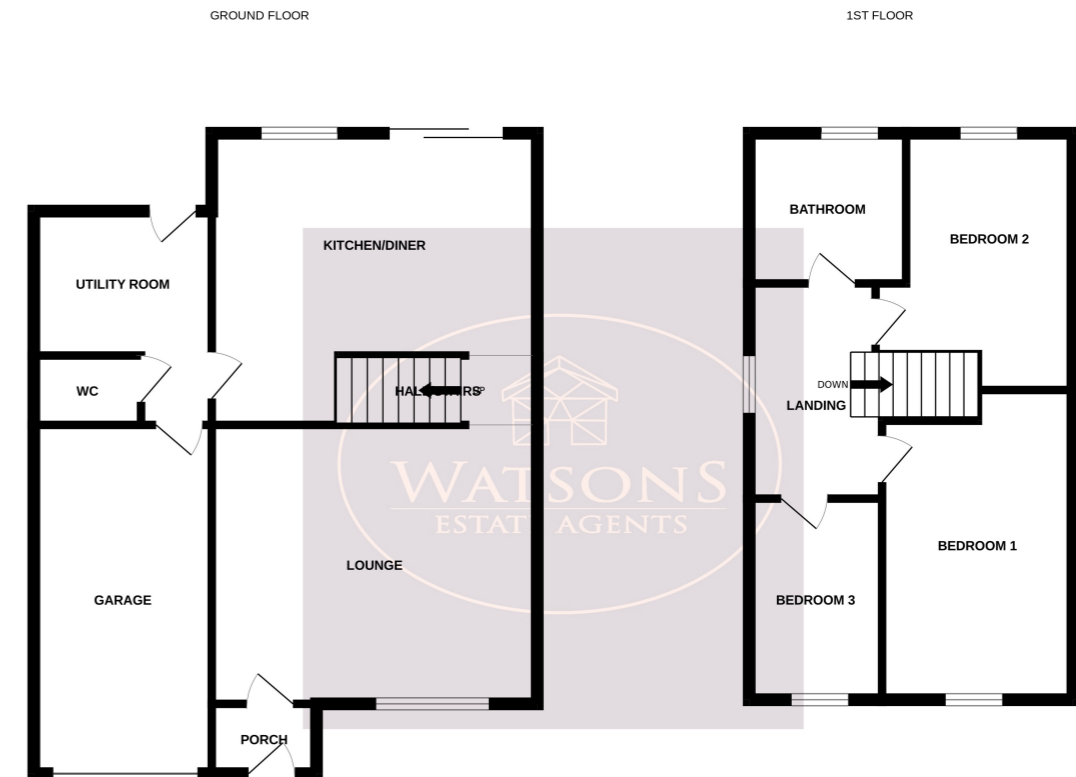
4.57m x 2.87m (15' 0" x 9' 5") A range of matching high gloss wall & base units, wooden work surfaces incorporating a stainless steel sink & drainer unit with mixer tap. Integrated electric oven & gas hob with extractor over. Breakfast bar, wood effect laminate flooring. French doors leading to the rear garden and door to the utility room.

Utility Room

A range of matching high gloss wall & base units, wooden work surfaces incorporating a stainless steel sink & drainer unit. Plumbing for washing machine. Doors to the WC, garage and door to the side.

WC

WC, wall mounted sink and radiator.



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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First Floor

Landing

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

Bedroom 1

3.58m x 2.67m (11' 9" x 8' 9") UPVC double glazed window to the front and radiator.

Bedroom 2

2.95m x 2.31m (9' 8" x 7' 7") UPVC double glazed window to the front and radiator.

Bedroom 3

2.79m x 1.83m (9' 2" x 6' 0") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit & bath with shower over. Obscured uPVC double glazed window to the rear, extractor fan and heated towel rail.

Outside

To the front of the property are gravel beds. A block paved driveway provides ample off road parking and leads to the single garage with up & over door and power. The rear garden comprises a paved patio, well maintained lawn, gravel borders with a range of plants & shrubs and is enclosed by timber fencing to the perimeter with gated access to the side.