

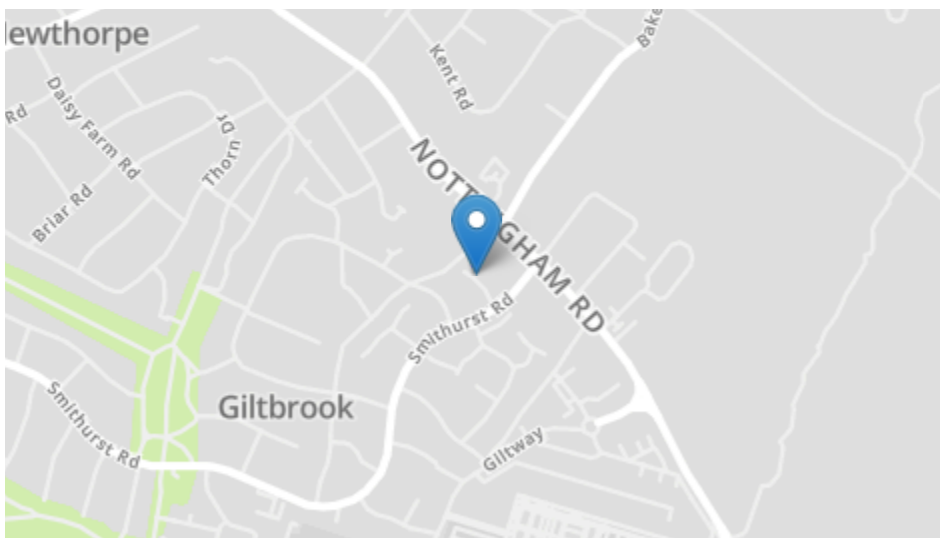
Veronica Drive, Giltbrook, NG16 2UE

£210,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Link Detached Family Home
- 3 Bedrooms
- Modern Dining Kitchen
- Low Maintenance Rear Garden
- Driveway & Garage
- Cul-de-Sac Location
- Walking Distance To Amenities
- Excellent Road & Public Transport Links

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 - 27521442

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



***** VIEWING RECOMMENDED ***** This 3 bed link detached home in Giltbrook is tucked away at the end of a quiet cul de sac and would ideally suit busy young families or perhaps those upgrading from their first home and wanting to tick some extra boxes. The accommodation comprises in brief: entrance porch, lounge, open plan dining kitchen, first floor landing to the 3 bedrooms family bathroom. To the outside, the block paved frontage provides good off street parking, whilst the modest rear is very low maintenance with a paved patio & artificial lawn. Amenities including recreational parks & schools are all within easy reach, whilst both Eastwood & Kimberley Town Centres are just a short drive away. Giltbrook Retail Park is within walking distance and nearby road and transport links include the A610, which leads to junction 26 of the M1. Call our sales team now to arrange a viewing.

Ground Floor

Porch

Entrance door to the front, door to the lounge.

Lounge

4.59m x 3.55m (15' 1" x 11' 8") UPVC double glazed window to the front, radiator and open to the inner hall.

Inner Hall

Door to the garage and open to the dining kitchen.

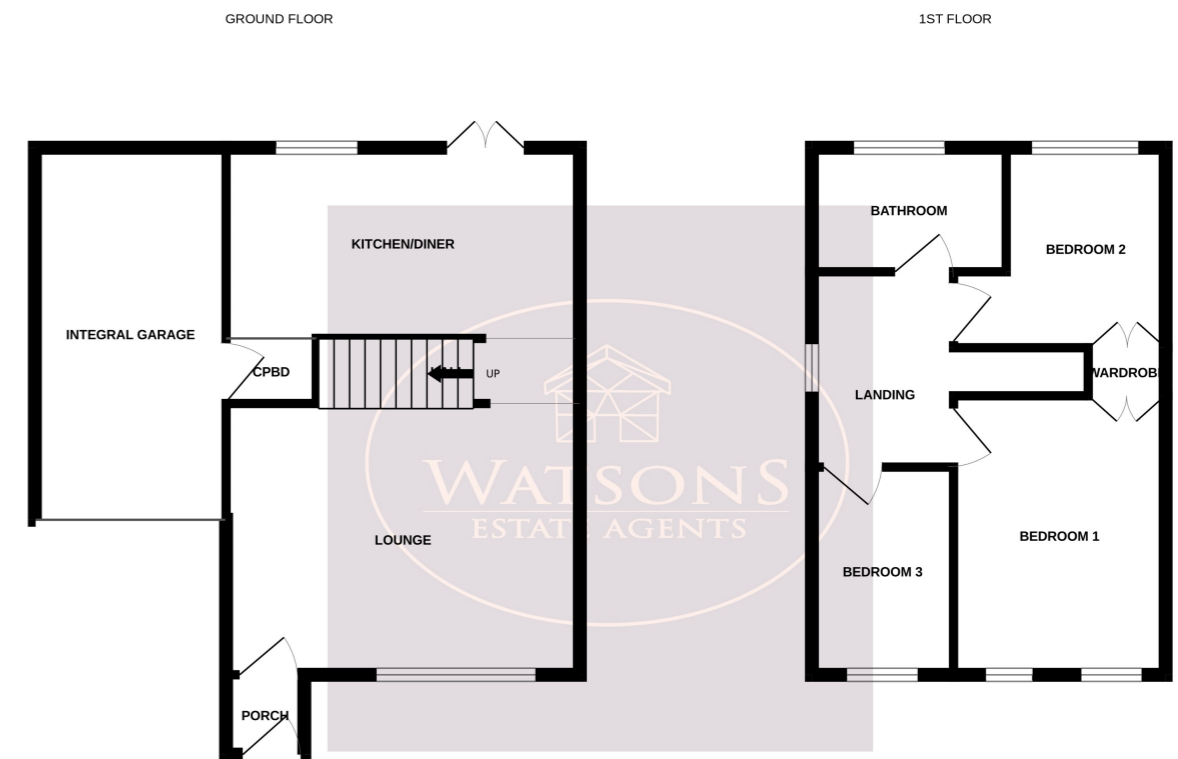
Dining Kitchen

4.54m x 2.69m (14' 11" x 8' 10") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, plumbing and wiring for an American style fridge freezer. Wood effect laminate flooring, radiator, uPVC double glazed window to the rear and French doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the side 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

3.68m x 2.74m (12' 1" x 9' 0") UPVC double glazed window to the front, fitted wardrobe and radiator.

Bedroom 2

2.76m x 2.74m (9' 1" x 9' 0") UPVC double glazed window to the rear, fitted wardrobe and radiator.

Bedroom 3

2.81m x 1.87m (9' 3" x 6' 2") UPVC double glazed window to the front and radiator.

Bathroom

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

Outside

To the front of the property is a door to the outside storage cupboard measuring 1.16m x 0.84m. A tarmac driveway provides off road parking and leads to the garage with roll up door and power. The low maintenance rear garden comprises a paved patio, steps up to the artificial lawn, raised flower bed borders with a range of plants & shrub. The garden is enclosed by wall & timber fencing with gated access to the rear & side.