

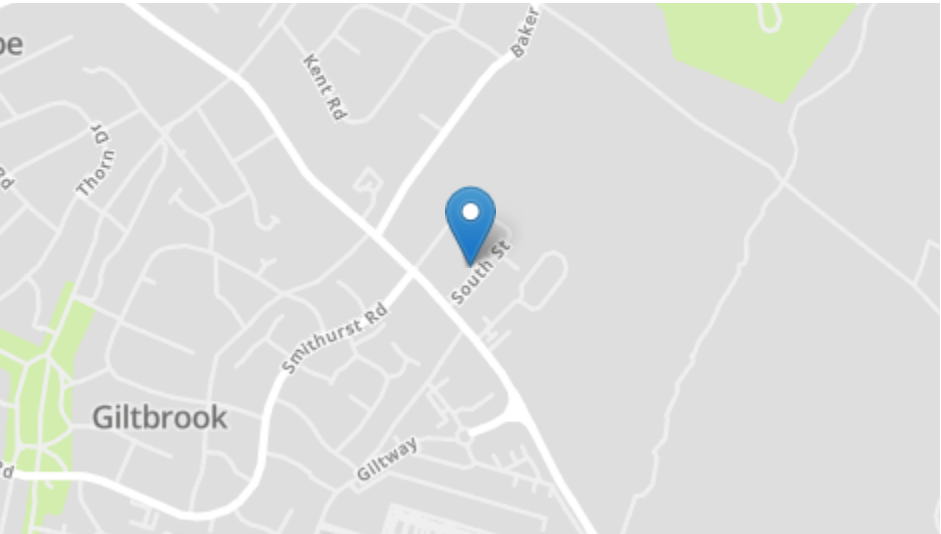
South Street, Giltbrook, NG16 2GJ

Offers Over £300,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



- Extended Detached Home
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs WC & Utility Room
- Off Road Parking & Garage
- South Facing Rear Garden
- Excellent Road & Public Transport Links
- Short Drive To Kimberley & Eastwood Town Centres
- Fully Refurbished

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 - 27302017

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



*** PREPARE TO BE IMPRESSED! *** This 3 bed detached home in Giltbrook has recently undergone a FULL REFURBISHMENT, so with no upward chain it's like a show home. The popular location benefits from great transport links & amenities, including favoured school catchments. The accommodation comprises in brief: lounge, modern open plan dining kitchen/family room, WC & utility room. To the first floor, landing leading to 3 good size bedrooms and modern 4 piece family bathroom. Outside is an in out driveway offering ample off road parking leading to the detached single garage. The South East facing rear garden comprises a generous paved patio seating area and turfed lawn. This is a good amount of space for the price point and we recommend viewing in person, so call our Kimberley team now to arrange a viewing 01159385577 Option 1.

Ground Floor

Arched Storm Porch

Composite entrance door to the entrance hall.

Entrance Hall

Radiator, stairs to the first floor, luxury tiled flooring and doors to the WC, utility room and dining kitchen.

Downstairs WC

WC, wall mounted sink, luxury tiled flooring and obscured uPVC double glazed window to the side.

Utility Room

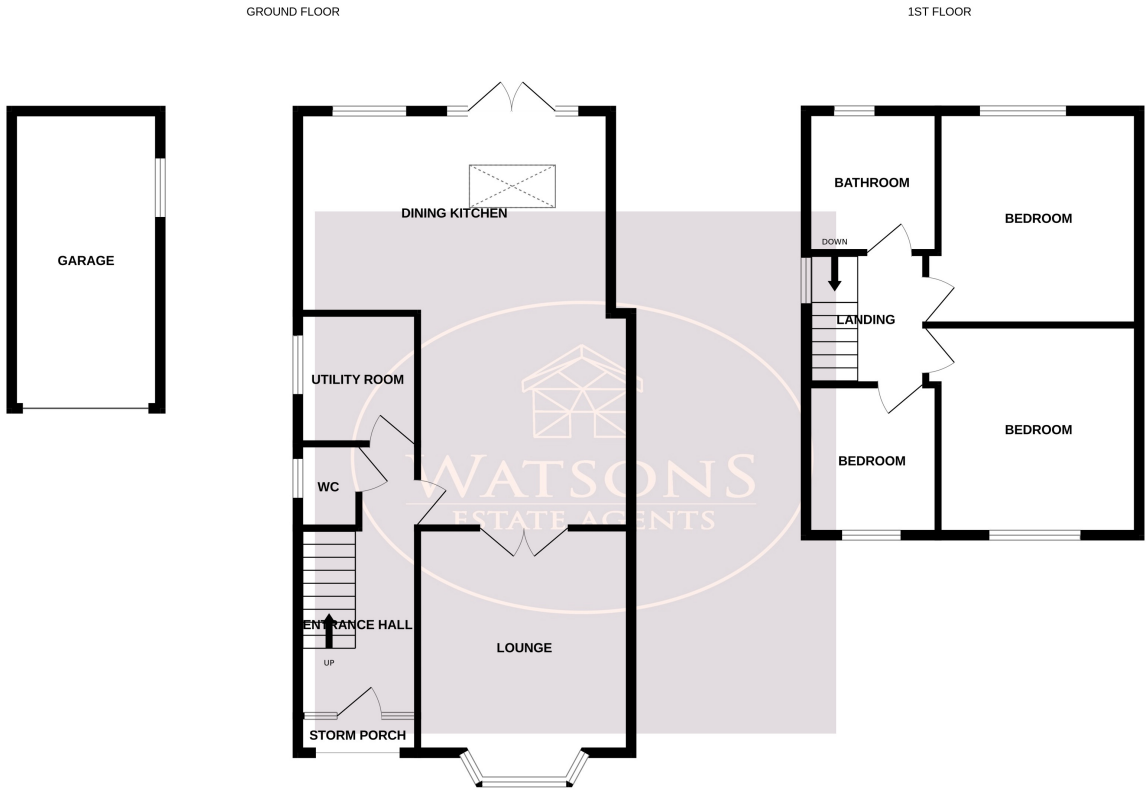
2.23m x 2.05m (7' 4" x 6' 9") A range of matching wall & base units, obscured uPVC double glazed window to the side, plumbing for washing machine, luxury tiled flooring.

Lounge

4.34m x 3.66m (14' 3" x 12' 0") UPVC double glazed bay window to the front and radiator. Luxury wood effect flooring. French doors to the dining kitchen.

Dining Kitchen/Family Room

7.13m x 5.71m (23' 5" x 18' 9") A range of matching high gloss wall & base units, work surfaces incorporating an inset composite sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over, fridge freezer and dishwasher. UPVC double glazed window to the rear and French doors to the rear garden. Velux window, ceiling spotlights, 2 radiators and luxury wood effect flooring.



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, access to the attic and doors to all bedrooms and bathroom.

Bedroom 1

3.68m x 3.30m (12' 1" x 10' 10") UPVC double glazed window to the front and radiator.

Bedroom 2

3.66m x 3.65m (12' 0" x 12' 0") UPVC double glazed window to to the rear and radiator.

Bedroom 3

2.42m x 2.29m (7' 11" x 7' 6") UPVC double glazed window to the front and radiator.

Bathroom

4 piece suite in white comprising WC, vanity sink unit, freestanding bath and corner shower cubicle. Obscured uPVC double glazed window to the rear, airing cupboard housing the combination boiler, heated towel rail and ceiling spotlights.

Outside

To the front of the property is a block paved in out driveway leading to the detached single garage with double wooden doors and power. The South facing rear garden comprises a patio seating area, steps down to a turfed lawn, flower bed borders with a range of plants & shrubs and is enclosed by hedge and timber fencing to the perimeter.