

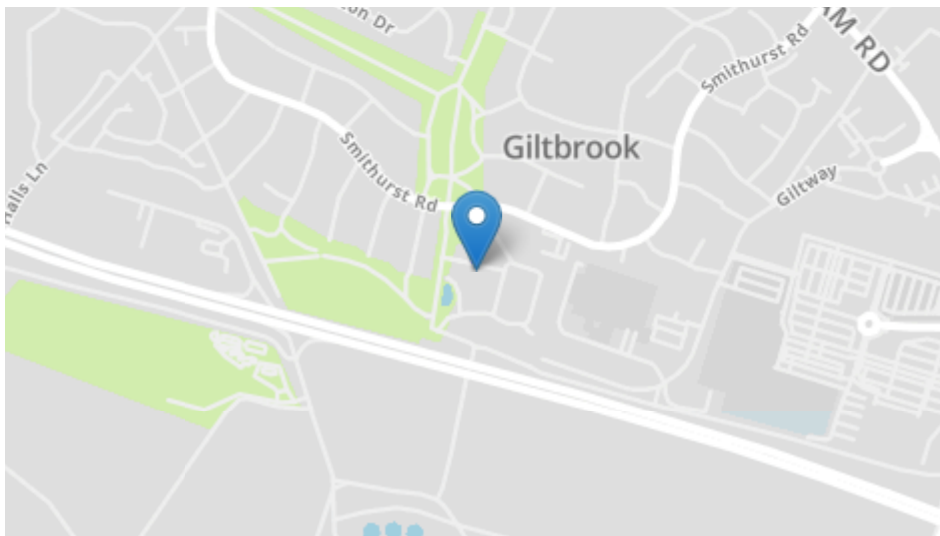
Sheerness Close, Giltbrook, NG16 2WY

Offers Over £200,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		95
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- En Suite To Master Bedroom
- Downstairs WC
- Good Size Rear Garden
- 2 Car Driveway
- Short Drive to Amenities
- No Upward Chain

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 - 19215857

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



\*\*\* AS GOOD AS NEW \*\*\* Situated on a modern residential development amongst similar properties, this semi detached house ticks all the boxes for a first family home. The accommodation comprises in brief; entrance hall, WC, dining kitchen fitted with integrated appliances and lounge with French doors to the rear garden. On the first floor, the landing leads to the family bathroom and 3 bedrooms, with bedroom 1 benefiting from an en suite shower room. Outside, the rear garden is predominantly lawned with a paved patio area and fencing to the perimeter. To the front of the property, a tandem driveway provides off road parking for 2 cars. Sheerness Close is located on the recently completed Peter James development, just off Smithurst Road. A number of play parks and recreational areas are within walking distance, making this location ideal for buyers with young children. A wide range of amenities can also be found at Giltbrook Retail Park and both Kimberley & Eastwood Town Centres are just as short drive away. Nearby schools include Gilthill Primary and The Florence Nightingale Academy and for buyers needing to commute, the A610 - which leads to junction 26 of the M1 - is less than 1 mile away. For more information or to book your viewing, call our team.

## Ground Floor

### Entrance Hall

Entrance door, stairs to the first floor, luxury vinyl tiled flooring, radiator and doors to the lounge, dining kitchen and WC.

### WC

WC, pedestal sink unit, chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the front.

### Dining Kitchen

4.95m x 2.57m (16' 3" x 8' 5") A range of matching wall & base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over and fridge freezer. Plumbing for washing machine, tiled flooring, ceiling spotlights, radiator and uPVC double glazed window to the front .

### Lounge

4.92m x 3.08m (16' 2" x 10' 1") UPVC double glazed window to the rear, luxury vinyl tiled flooring, radiator, under stairs storage cupboard and French doors to the rear garden.

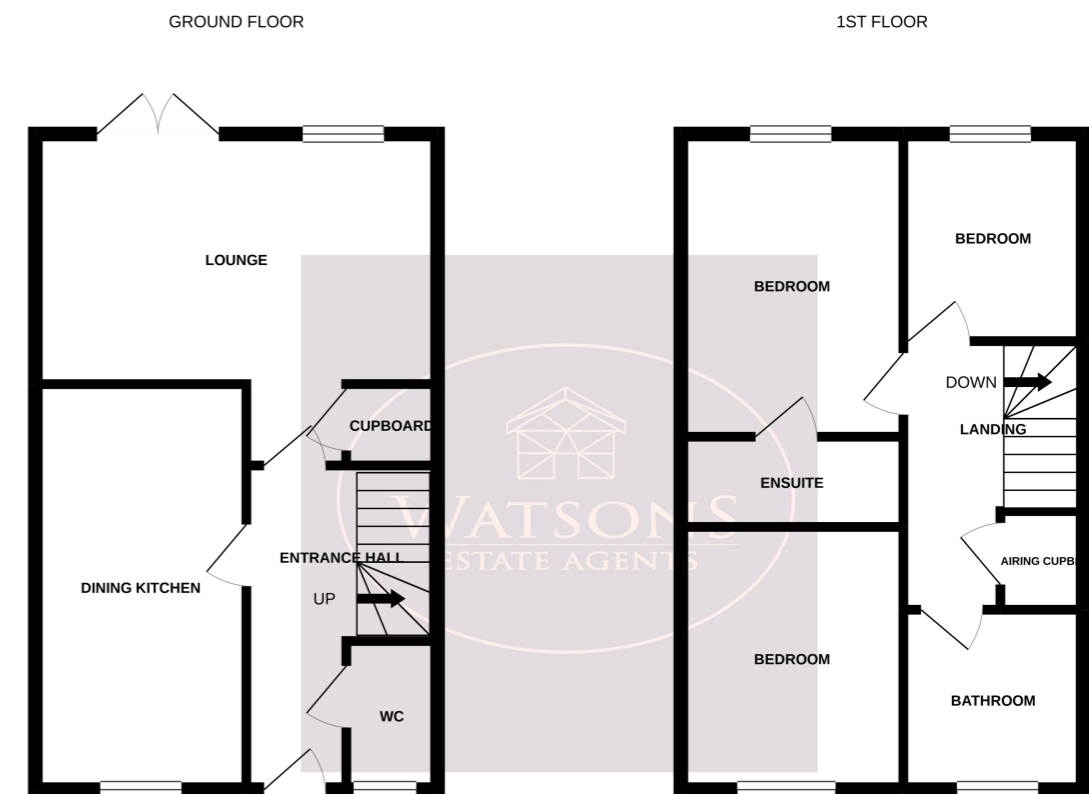
## First Floor

### Landing

Radiator, access to the attic (partly boarded with drop down ladder), airing cupboard housing the boiler and doors to all bedrooms and bathroom.

### Bedroom 1

3.69m x 2.7m (12' 1" x 8' 10") UPVC double glazed window to the rear, 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, floating sink and shower cubicle with mains shower. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

### Bedroom 2

3.22m x 2.72m (10' 7" x 8' 11") UPVC double glazed window to the front and radiator.

### Bedroom 3

2.46m x 2.15m (8' 1" x 7' 1") UPVC double glazed window to the rear, luxury vinyl tiled flooring and radiator.

### Bathroom

3 piece suite in white comprising WC, floating sink and bath with mains shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the front.

### Outside

The good size rear garden is predominantly lawned with a paved patio area and fencing to the perimeter. To the front of the property there are a range of plants and shrubs and lawn section to the side. A tandem tarmac driveway provides off road parking for 2 cars with gated access to the rear garden.