

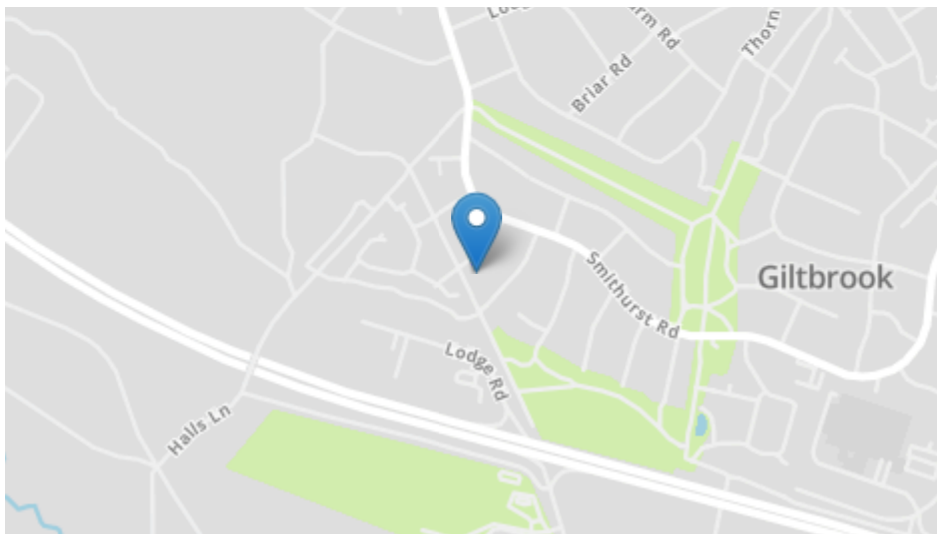
Bacon Close, Giltbrook, NG16 2UW

Offers Over £270,000



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- 3 Storey Semi Detached Home
- 4 Bedrooms
- Open Plan Lounge / Diner
- Downstairs WC & En Suite To Bedroom 1
- Off Road Parking & Garage
- Private South Facing Rear Garden
- Excellent Road & Public Transport Links
- Ease of Access to A610 & M1

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.



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\*\*\* SIMPLY SUPERB SEMI \*\*\* This has to be one of the best semis in the area, sitting at the end of a quiet cul-de-sac with a nice private garden and generous accommodation giving versatility over 3 storeys which will tick a lot of boxes. Families will also appreciate the favoured school catchment. Well presented throughout, the accommodation comprises in brief: entrance hall to the kitchen, wc and extended lounge space, first floor landing to bedrooms 2, 3 & 4, with generous primary bedroom with en suite on the second floor. Outside, the larger than average private rear garden is south-facing and low maintenance - perfect to enjoy the Spring and Summer months. A driveway & garage alongside also provides off street parking for multiple vehicles. This location benefits from easy access to a wealth of amenities in the nearby towns of Eastwood & Kimberley, as well a excellent road links with the A610 & M1 motorway. We feel this home presents such a lot of space for the price point and we recommend early viewing to avoid disappointment.

## Ground Floor

### Entrance Hall

Composite entrance door to the front, stairs to the first floor, understairs storage and doors to the WC, lounge/diner and kitchen.

### WC

WC, pedestal sink unit, radiator and obscured uPVC double glazed window to the side.

### Lounge/Diner

6.11m x 4.91m (20' 1" x 16' 1") UPVC double glazed window to the rear, 2 velux windows with integrated blinds, 2 radiators and French doors leading to the rear garden.

### Kitchen

5.26m into the bay x 2.85m (17' 3" x 9' 4") A range of matching high gloss wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over. Integrated boiler, plumbing for washing machine & dishwasher, ceiling spotlights, radiator and uPVC double glazed bay window to the front.

## First Floor

### Landing

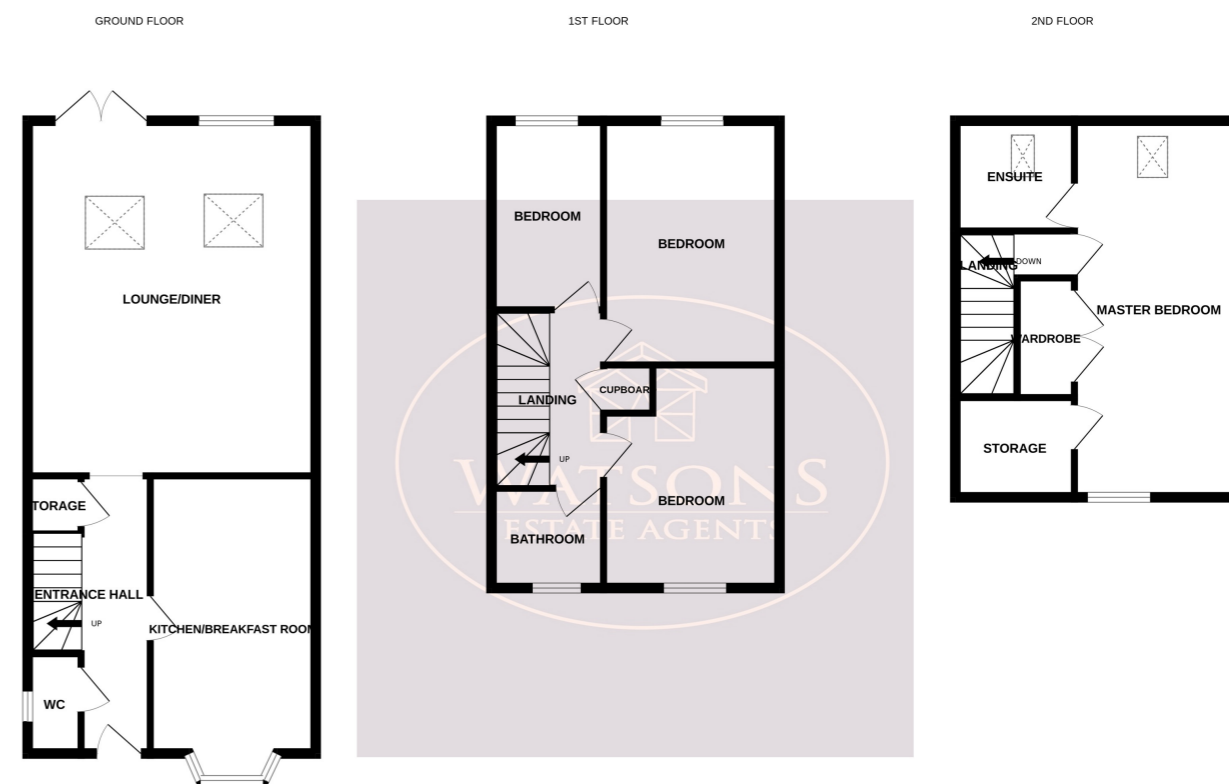
Airing cupboard housing the hot water tank and doors to bedrooms 2, 3 & 4 and bathroom.

### Bedroom 2

4.21m x 2.92m (13' 10" x 9' 7") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

### Bedroom 3

3.66m x 2.87m (12' 0" x 9' 5") UPVC double glazed window to the front, wood effect laminate flooring 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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### Bedroom 4

3.31m x 1.94m (10' 10" x 6' 4") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with mains fed shower over. Obscured uPVC double glazed window to the front, radiator and extractor fan.

## Second Floor

### Primary Bedroom

6.43m x 3.02m (21' 1" x 9' 11") UPVC double glazed window to the front, uPVC double glazed velux window to the rear with integrated shutter blinds, radiator, built in storage cupboard, access to the attic, built in double wardrobes and door to the en suite.

### En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with mains fed shower over. Skylights, radiator and extractor fan.

### Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs. A driveway provides ample off road parking leading to the single garage with up & over door. The South facing, low maintenance rear garden offers a good level of privacy and comprises a timber decking seating area, artificial lawn and is enclosed by timber fencing to the perimeter.