

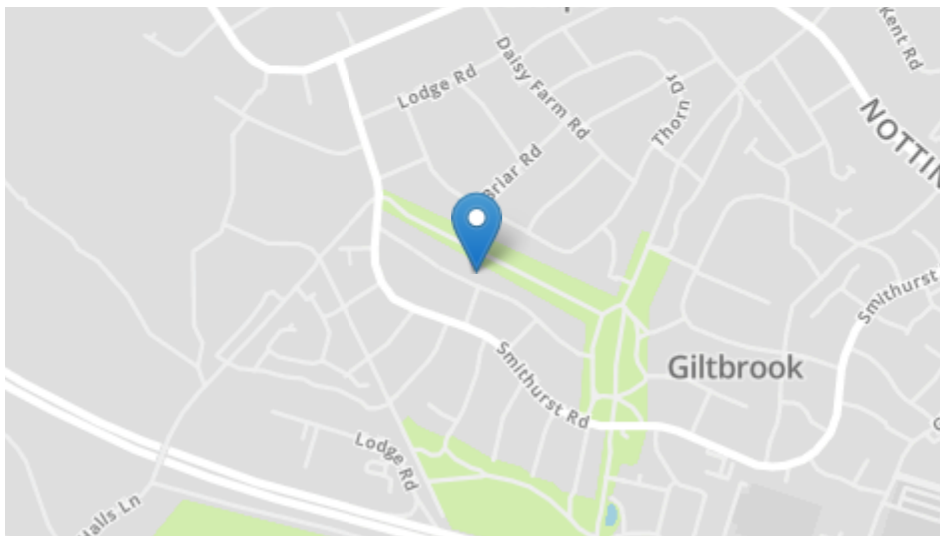
The Heath, Giltbrook, NG16 2UU

£325,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- En Suite & Downstairs WC
- Conservatory
- Off Road Park & Garage
- Popular Residential Location
- 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 - 26267977

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40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



*** STEP INSIDE TO SPACIOUS LIVING *** Viewing this fabulous 4 bedroom detached family home from the outside really does not give you the impression of the size and space inside, to fully appreciate this you must step foot over the threshold to be pleasantly surprised by all that this lovely home has to offer! Boasting a fitted kitchen from John Lewis, utility room, two generous reception rooms, conservatory, downstairs WC, four bedrooms with modern re-fitted bathroom and en-suite all adding to what families are looking for. To the outside is a private and enclosed garden, garage and private driveway providing ample off-road parking. Located in a quiet cul-de-sac close to many amenities such as Giltbrook Retail Park, A610/M1 and many local shops, schools and public transport links, there really isn't any reason why this wonderful home would not appeal to those looking to move up to a spacious family home.

Ground Floor

Entrance Hall

Entrance door & uPVC double glazed window to the front, stairs to the first floor, radiator, wooden flooring and doors to the lounge, dining room and utility room/WC.

Utility Room/WC

WC, radiator, matching wall & base units, work surfaces with inset stainless steel sink, plumbing for washing machine and tumble dryer. Tiled flooring, radiator and obscured uPVC double glazed window to the front.

Lounge

5.13m x 4.4m (16' 10" x 14' 5") 2 radiators, sliding patio doors to the conservatory and door to the kitchen.

Kitchen

3.61m x 3.2m (11' 10" x 10' 6") A range of matching wall & base units, quartz work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated appliances comprising double electric oven, gas hob with extractor over and fridge. UPVC double glazed window to the rear, tiled flooring, ceiling spotlights, radiator and door to the side. Door to the dining room.

Dining Room

3.35m x 3.21m (11' 0" x 10' 6") UPVC double glazed bay window to the front, 2 radiators and bamboo flooring.

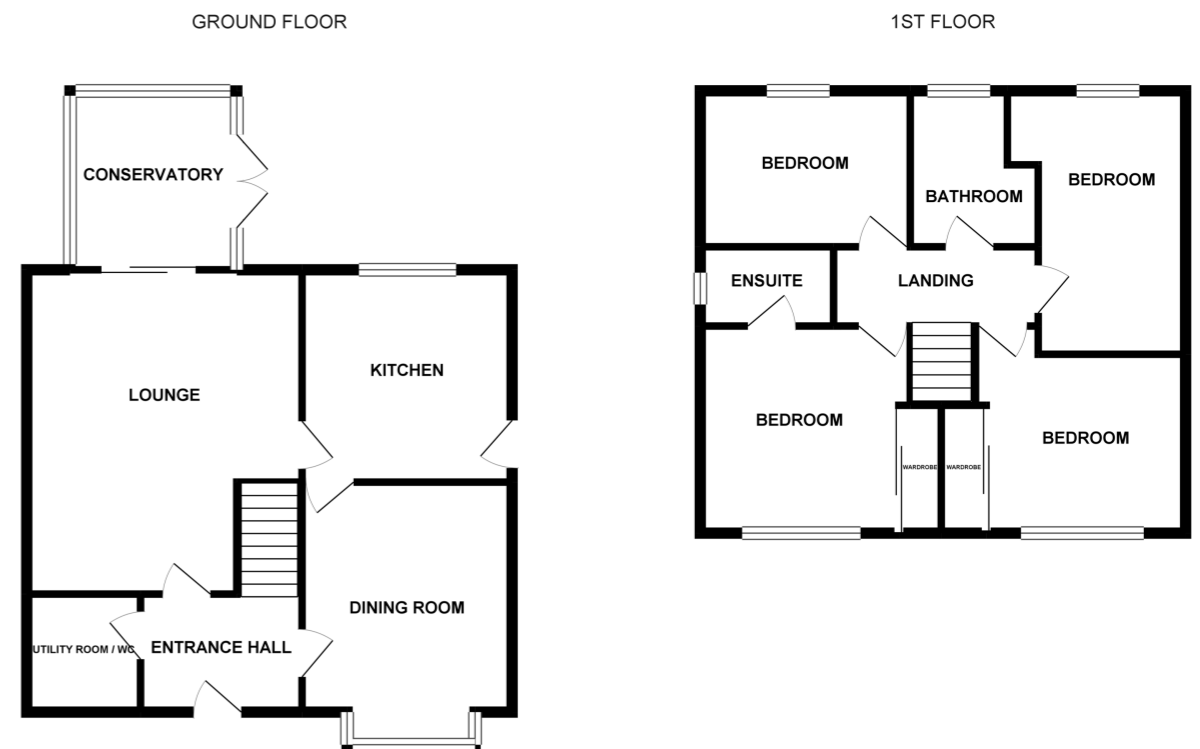
Conservatory

2.85m x 2.68m (9' 4" x 8' 10") Brick & uPVC double glazed construction, bamboo flooring and French doors to the to the rear garden.

First Floor

Landing

Airing cupboard housing the combination boiler, built in storage cupboard, access to the attic 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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Primary Bedroom

3.4m x 3.34m (11' 2" x 10' 11") UPVC double glazed window to the front, sliding door wardrobes, radiator 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. Chrome heated towel rail, tiled flooring and obscured uPVC double glazed window to the side.

Bedroom 2

3.7m x 3.23m (12' 2" x 10' 7") UPVC double glazed window to the front, sliding door wardrobes, radiator and wood effect laminate flooring.

Bedroom 3

3.32m x 2.19m (10' 11" x 7' 2") UPVC double glazed window to the rear, wood effect laminate flooring, a range of fitted furniture and radiator.

Bedroom 4

3.08m x 2.04m (10' 1" x 6' 8") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

Shower Room

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

Outside

To the front of the property, a block paved driveway provides ample off road parking and leads to the double wrought iron gates with the garage with electric roll up door behind. The rear garden comprises a paved patio, steps down to the lawn, flower bed borders with a range of plants & shrubs. The garden is enclosed by wall to the perimeter.