

Acorn Avenue, Giltbrook, NG16 2WJ

£400,000



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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 - 29976054



- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Downstairs WC & Utility Room
- Conservatory
- Private South Facing Rear Garden
- Driveway & Garage
- Walking Distance To Amenities
- Excellent Road & Public Transport Links

Our Seller says....

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

0115 938 5577
8am-8pm - 7days

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.





*** AN ACORN REPRESENTS THE VAST, UNSEEN POTENTIAL WITHIN SMALL HUMBLE BEGINNINGS *** We think that's fitting for this 4 bed detached home on Acorn Avenue, Giltbrook. Unlike newer modern developments, this is brick construction throughout and also benefits from a good size garden with views! In brief, the accommodation comprises: entrance hall, wc, lounge, dining room, kitchen, utility room and a conservatory leading out to the lovely rear garden. Upstairs, the landing leads to the 4 DOUBLE bedrooms (en suite to primary) and family bathroom. Conveniently located on a prime position in the popular area, large or growing families will appreciate the favoured school catchments, as well as easy access to amenities including play parks nearby. Transport links are great too, with the A610 and M1 motorway, whilst there is also a regular bus service to Nottingham City Centre. Don't be fooled by a show home - lay your roots in this strong Oak which you can grow into! Call Watsons now on 01159385577 (option 1) to book a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs to the first floor, wood effect laminate flooring, radiator. Doors to the lounge, kitchen, storage cupboard & WC.

WC

WC, tabletop sink, chrome heated towel rail and extractor fan.

Lounge

6.4m into the bay x 3.54m (21' 0" x 11' 7") UPVC double glazed bay window to the front, multi fuel burner and 2 radiators. Door to the dining room.

Dining Room

3.64m x 2.82m (11' 11" x 9' 3") Radiator and French doors to the conservatory

Kitchen

5.33m (max) x 4.05m (max) (17' 6" x 13' 3") A range of matching wall & base units, solid wood work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Space for Range style cooker with extractor over. Integrated appliances to include microwave and dishwasher. Ceiling spotlights, radiator. French doors to the rear garden. Door to the utility room.

Utility Room

2.36m x 2.04m (7' 9" x 6' 8") A range of matching wall & base units, wooden work surfaces incorporating an inset sink. Plumbing for washing machine & tumble dryer. Door to the side.

Conservatory

2.36m x 2.04m (7' 9" x 6' 8") Polycarbonate construction with Apex roof and radiator. French doors to the rear garden.

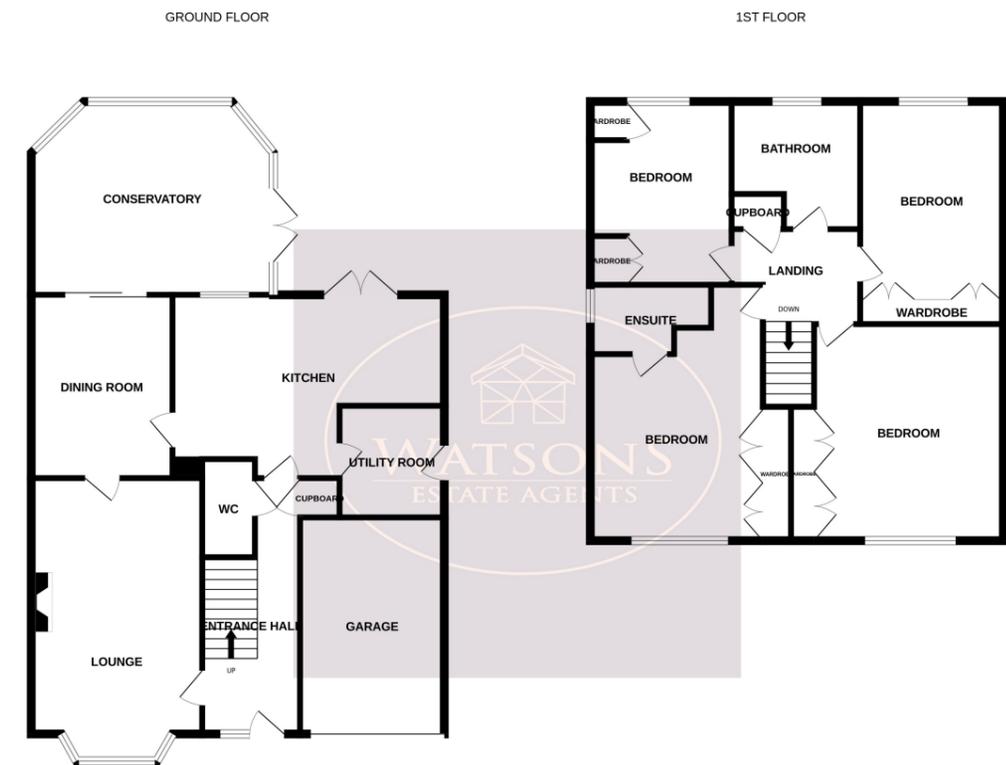
First Floor

Landing

Airing cupboard housing the hot water tank, access to the attic (fully boarded) and doors to all bedrooms and bathroom.

Bedroom 1

5.89m reducing to 4.45m x 3.54m (19' 4" x 11' 7") UPVC double glazed window to the front, fitted wardrobe and radiator. 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, vanity sink unit and shower cubicle with electric shower over. Obscured uPVC double glazed window to the side, extractor fan and radiator.

Bedroom 2

4.64m x 3.62m (15' 3" x 11' 11") UPVC double glazed window to the front, fitted furniture and radiator.

Bedroom 3

4.25m x 2.66m (13' 11" x 8' 9") UPVC double glazed window to the rear and radiator.

Bedroom 4

3.52m x 2.82m (11' 7" x 9' 3") UPVC double glazed window to the rear, fitted furniture and radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath with electric shower over. Obscured uPVC double glazed window to the rear, extractor fan and radiator.

Outside

To the front of the property is a turfed lawn. A block paved driveway provides off road parking for 2 cars leading to the garage with up & over door and power and housing the combination boiler. The South facing rear garden offers a good level of privacy and comprises a porcelain patio seating area, turfed lawn, timber built shed, external power point and is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The seller has provided us with the following information: the boiler is located in the garage and is was fitted in December 2025.