

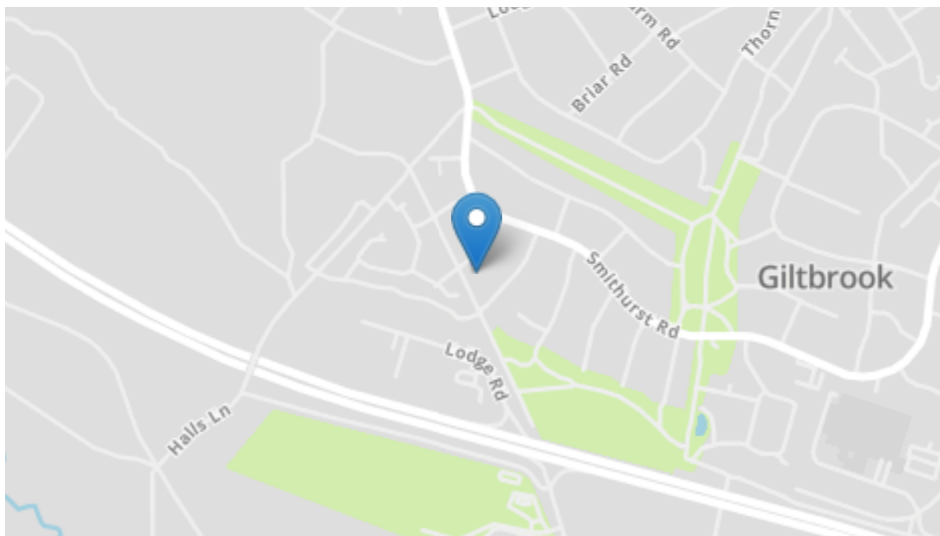
Bacon Close, Giltbrook, NG16 2UW

Guide Price £260,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	71	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Open Plan Lounge Diner
- Downstairs WC & Utility Room
- Driveway
- Walking Distance To Amenities
- Excellent Road & Public Transport Links

Our Seller says....

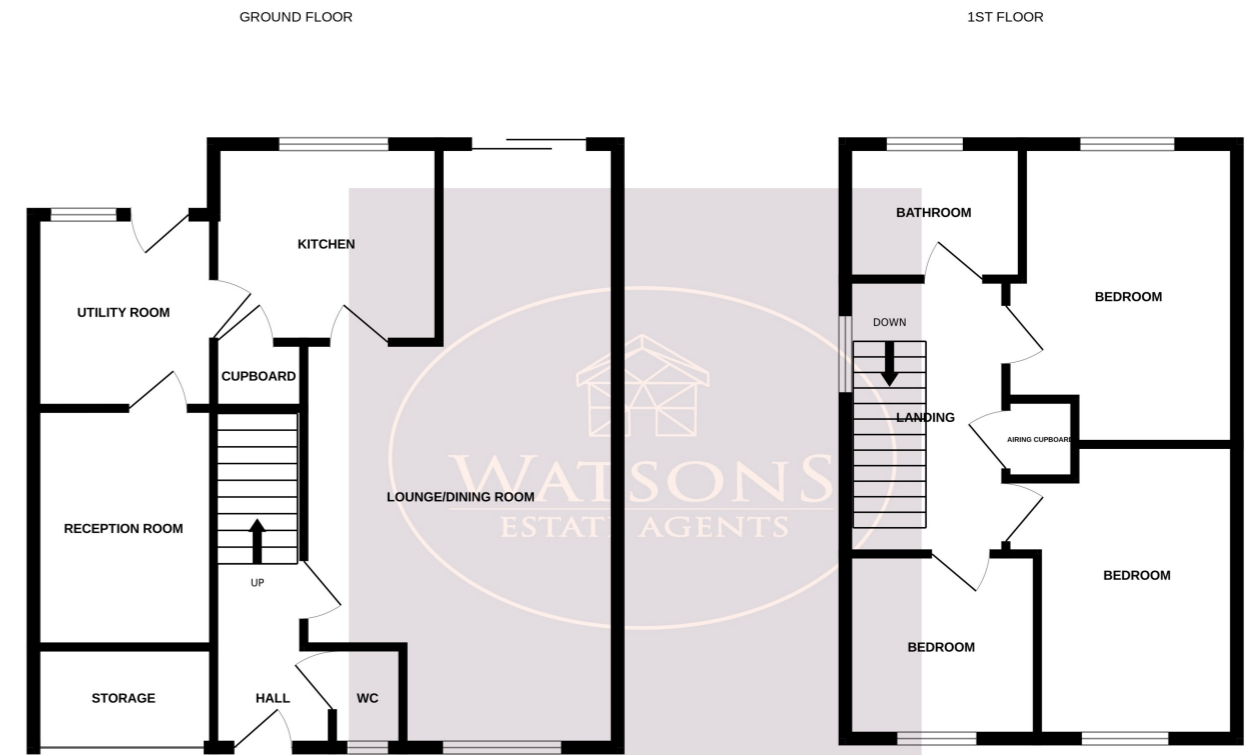
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27175680

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

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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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*** GUIDE PRICE £260,000 - £270,000 *** ** TICK YOUR 'FAMILY HOME' BOXES ** Located in a quiet cul-de-sac, we're confident this modern detached will tick the boxes for families looking for a long term home. The accommodation in brief comprises to the ground floor; an entrance hall, ground floor w/c, an open plan lounge dining room with patio doors leading to the rear garden, fitted kitchen, utility room and a further reception room currently being used as an office and snug. To the first floor a landing giving access to three bedrooms and a three piece family bathroom. To the outside a front garden with driveway providing off road parking and giving access to the front of the garage currently being used for storage, to the rear an enclosed garden with patio and lawn areas. The property sits amongst sim modern properties in a residential area popular with families. The location provides easy access to a number of recreational areas and play parks and for buyers that need to commute, the A610 is just a short drive away. Both Kimberley & Eastwood Town Centres and Giltbrook Retail Park are with a 2 mile radius and offer a wide range of cafes, bars, shops, public services & amenities.

Ground Floor

Entrance Hall

Composite door to the front, radiator, stairs to the first floor and doors to the WC and lounge diner.

WC

WC, wall mounted sink, chrome heated towel rail and obscured uPVC double glazed window to the front.

Lounge Diner

5.33m (8.52m max) x 3.99m (2.34m into the dining room (17' 6" x 13' 1") UPVC double glazed window to the front, radiator and door to the kitchen.

Kitchen

2.95m x 2.53m (9' 8" x 8' 4") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over, fridge freezer and dishwasher. Storage cupboard and door to the utility room.

Utility Room

2.3m x 2.27m (7' 7" x 7' 5") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Plumbing for washing machine, door to the rear garden and door to the reception room.

Reception Room

3.23m x 2.34m (10' 7" x 7' 8") UPVC double glazed window to the side, radiator.

First Floor

Landing

UPVC double glazed window to the side, storage cupboard, access to the attic and doors to all bedrooms and bathroom.

Bedroom 1

3.73m x 2.54m (12' 3" x 8' 4") UPVC double glazed window to the front, fitted wardrobes and radiator.

Bedroom 2

3.52m x 2.68m (11' 7" x 8' 10") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.4m x 2.15m (7' 10" x 7' 1") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite comprising WC, wall mounted sink & bath with shower over. Radiator and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is block paved driveway providing ample off road parking. The rear garden offers a good level of privacy and comprises a paved patio, turfed lawn and is enclosed by timber fencing to the perimeter with gated access to the side.