

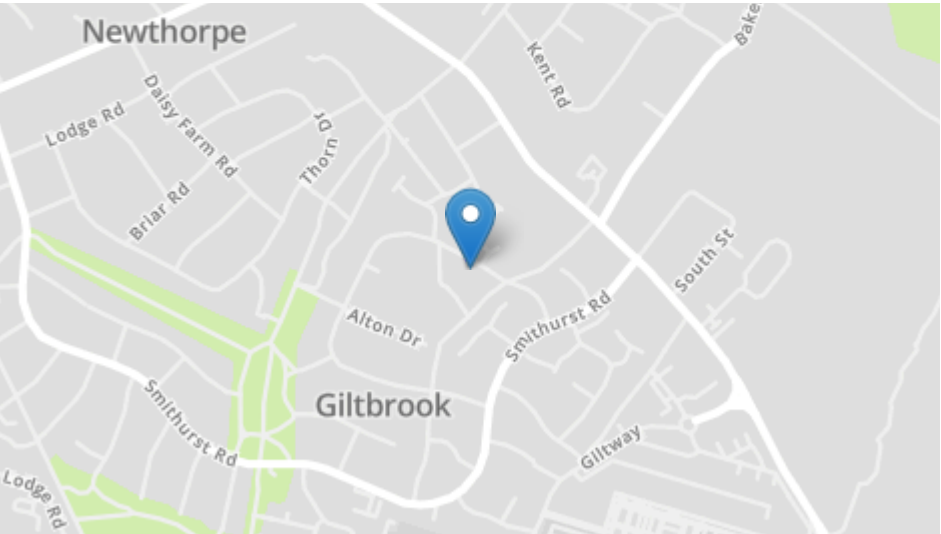
Acorn Avenue, Giltbrook, NG16 2UF

Offers Over £250,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	45	82
England, Scotland & Wales		EU Directive 2002/91/EC



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 - 29840009

Our Seller says....

- Detached Family Home
- 3 Bedrooms
- Open Plan Dining Kitchen
- Off Road Parking & Garage
- Popular Residential Location
- Walking Distance From Amenities
- Excellent Road & Public Transport Links
- Ease Of Access To A610 & M1

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



***** MORE THAN MEETS THE EYE ***** This detached home sits on an excellent corner plot in Giltbrook which gives off street parking to both front and rear. Benefiting from great local amenities, including good school catchments as well as excellent transport links, this location is always popular. The accommodation is very well presented throughout and comprises in brief: entrance porch, lounge, open plan kitchen diner across the rear, upstairs landing to the 3 bedrooms and family bathroom. Outside, the rear garden offers a good level of privacy and provides further off street parking with driveway & garage. Viewing is advised to really appreciate this gem which is sure to be popular with first time buyers and those looking to upgrade. Call Watsons to arrange a viewing today.

GROUND FLOOR

Porch

UPVC double glazed entrance door, obscured uPVC double glazed window to the front and door to the lounge.

Lounge

5.66m into the bay x 4.35m (18' 7" x 14' 3") UPVC double glazed bay window to the front, uPVC double glazed window to the side, stairs to the first floor, wood effect laminate flooring, 2 radiators and door to the dining kitchen.

Dining Kitchen

4.33m x 2.91m (14' 2" x 9' 7") A range of matching high gloss 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 dishwasher. Worcester Bosch combination boiler. Tiled flooring, ceiling spotlights, vertical radiator, uPVC double glazed window to the rear and door to the rear garden.

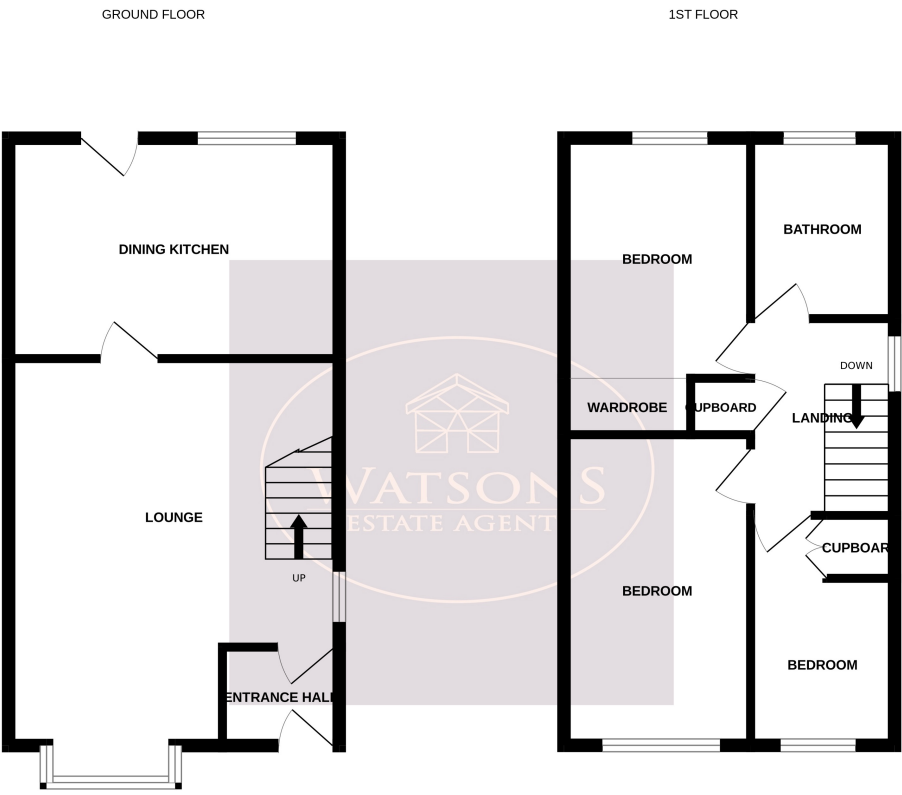
First Floor

Landing

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

Bedroom 1

3.9m x 2.46m (12' 10" x 8' 1") UPVC double glazed bay window to the front 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 2

3.22m x 2.67m (10' 7" x 8' 9") UPVC double glazed window to the rear, fitted sliding door wardrobes, a range of fitted furniture and radiator.

Bedroom 3

3.0m x 1.87m (9' 10" x 6' 2") UPVC double glazed window to the front, built in storage cupboard/wardrobe and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with dual rainfall effect shower over. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a well tended lawn and flower bed borders with a range of plants and shrubs. A paved driveway to the front and tarmacadam alongside the property provide good off road parking. The rear garden offers a good level of privacy and comprises a timber decking , a well maintained lawn to the rear and side and external tap. There is also a detached single garage (up & over door & power) giving further off road parking. The garden 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 kitchen and is 4 years old. It was last serviced in 2025.