

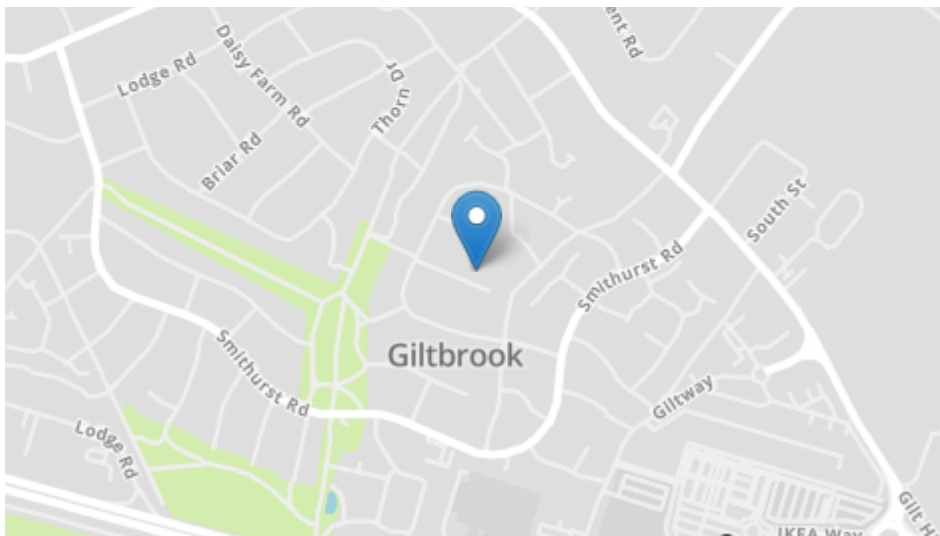
Alton Drive, Giltbrook, NG16 2WN

Guide Price £400,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		93
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



Our Seller says....

- Detached Family Home
- 4 DOUBLE Bedrooms
- En Suite & Family Bathroom
- Downstairs WC
- Generous Modern Dining Kitchen
- Driveway & Garage
- Walking Distance To Amenities & Transport Links
- Cul De Sac Location
- 7 Years NHBC Certificate

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 - 28007789

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





\*\*\* GUIDE PRICE £400,000 - £425,000 \*\*\* \*\* 4 DOUBLE BED SPLENDOUR IN GILTBROOK \*\* This beautiful and stylish 4 DOUBLE bedroom detached family home is approximately 3 years old but could have very well been completed last week bearing in mind how well presented and looked after the property is! Occupying a generous plot on a recently completed quiet cul de sac of executive homes this stunning home benefits from modern, light and airy living accommodation and upon entering you will find a spacious entrance hallway, living room, open plan living/dining kitchen with doors opening onto the well presented rear garden. To the first floor you will find 4 DOUBLE bedrooms with master en-suite and a family bathroom. Parking is provided by a private driveway which leads to a garage. Located within a short drive to Giltbrook Retail Park and having great access to the A610/M1 we really can't think of any reason why this should not be one lucky buyer's 'forever home!' Call us today to book your viewing of this fabulously stylish home.

## Ground Floor

### Entrance Hall

UPVC double glazed composite door to the front, stairs to the first floor, radiator, Karndean flooring and doors to the lounge, dining kitchen and downstairs WC.

### WC

WC, vanity sink unit, radiator and Karndean flooring.

### Lounge

5.47m into the bay x 2.75m (17' 11" x 9' 0") UPVC double glazed bay window to the front and radiator.

### Dining Kitchen

7.84m x 3.36m (25' 9" x 11' 0") A range of matching wall & base units with downlighting, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over, fridge freezer, washing machine and dishwasher. 2 uPVC double glazed windows to the rear, breakfast bar, ceiling spotlights, Karndean flooring, 2 radiators, door to the garage and French doors leading to the rear garden.

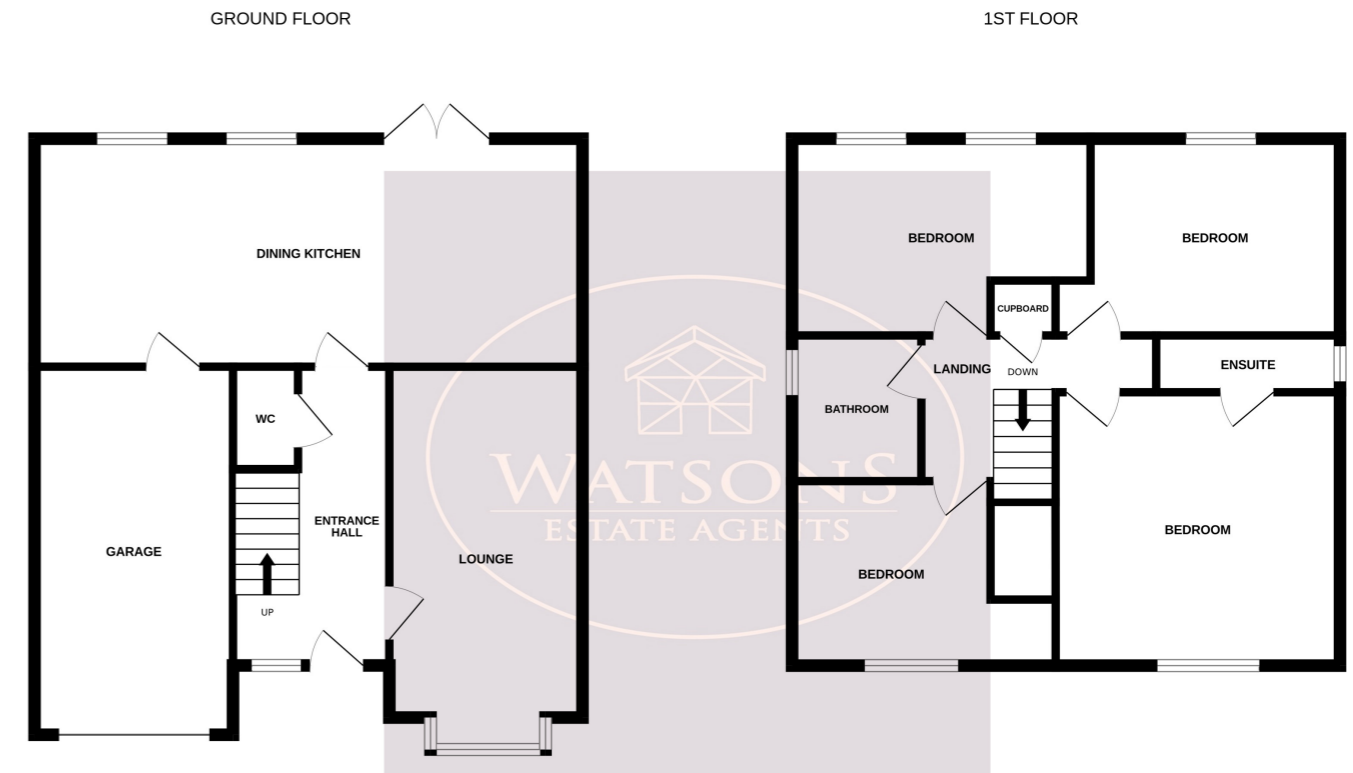
## First Floor

### Landing

Access to the attic, radiator and doors to all bedrooms and bathroom.

### Primary Bedroom

4.21m x 3.9m (13' 10" x 12' 10") UPVC double glazed window to the front, fitted wardrobes, radiator and 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 mains fed shower over. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the side.

### Bedroom 2

4.29m x 2.8m (14' 1" x 9' 2") 2 uPVC double glazed windows to the rear, fitted wardrobe and radiator.

### Bedroom 3

3.43m x 2.81m (11' 3" x 9' 3") UPVC double glazed window to the rear, fitted wardrobe and radiator.

### Bedroom 4

3.81m (max) x 2.69m (12' 6" x 8' 10") UPVC double glazed window to the front and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with mains fed shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

### Outside

To the front of the property is a turfed lawn, a blocked paved driveway provides ample off road parking and leads to the integral garage with up & over door and power. Other features include an electric car charging point. The rear garden comprises a paved patio, turfed lawn, raised flower bed borders with a range of plants & shrubs and decking seating area with lights. The garden is enclosed by timber fencing to the perimeter with gated access to the side.