

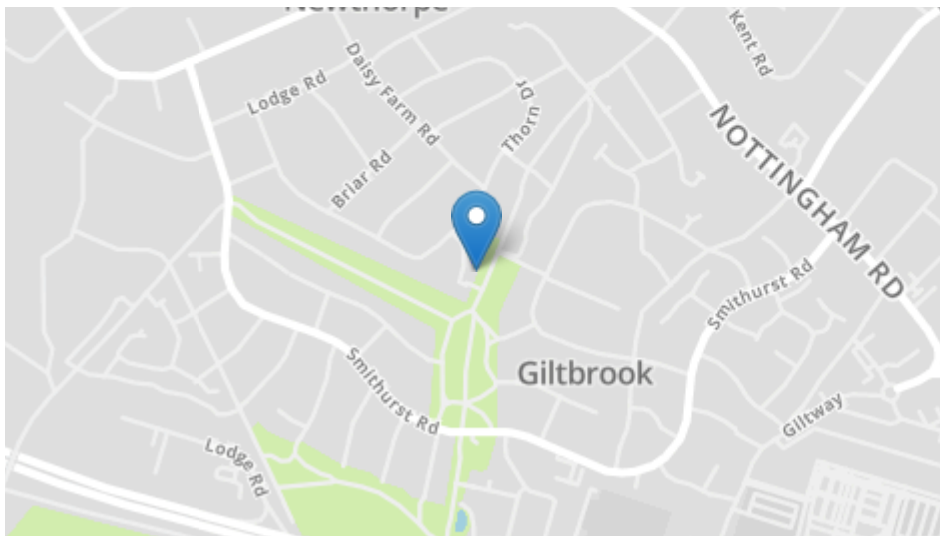
Thistle Close, Newthorpe, NG16 2DD

Offers Over £325,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		71	82
England, Scotland & Wales		EU Directive 2002/91/EC	



- Extended Detached Family Home
- 3 DOUBLE Bedrooms
- 2 Reception Rooms
- Modern Breakfast Kitchen
- Utility Room
- Private Low Maintenance Rear Garden
- Off Road Parking & Detached Garage
- Quiet Cul De Sac Location
- Corner Plot

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 - 27225848

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



*** EXTENDED FAMILY HOME ***This EXTENDED detached home in Newthorpe will appeal to families, with the immaculate presentation backed up by great space including 2 reception rooms & 3 DOUBLE bedrooms - on a great corner plot of a quiet cul-de-sac. In brief, the accommodation comprises: entrance hall, spacious lounge with dining area, separate sitting room, stylish modern fitted kitchen with integrated appliances, utility room, 3 DOUBLE bedrooms (dressing room to primary) and family bathroom. A generous driveway and garage provide off road parking, whilst the rear garden is fairly easy maintenance and offers a high level of privacy, having open space beyond. This location has easy access to schools and a wide range of shops in the nearby towns of Eastwood & Kimberley. Transport links are great too, with a regular bus service and key commuter roads including the A610 & M1 motorway. Call our sales team now to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, uPVC double glazed window to the front, radiator, stairs to the first floor. Door to the lounge.

Lounge

6.95m (3.6m min) x 4.0m (3.07m min) (22' 10" x 13' 1") UPVC double glazed windows to the front & rear, feature wall mounted fire, radiator, door to the breakfast kitchen and French doors to the dining room.

Dining Room

3.66m x 3.62m (12' 0" x 11' 11") UPVC double glazed window to the front, feature fire place, radiator and French doors to the rear garden.

Breakfast Kitchen

5.55m x 3.02m (18' 3" x 9' 11") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated appliances to include: double electric oven, electric hob with extractor over, fridge freezer, dishwasher and microwave. Breakfast bar, wood effect laminate flooring, ceiling spotlights, uPVC double glazed window to the side and door to the utility room.

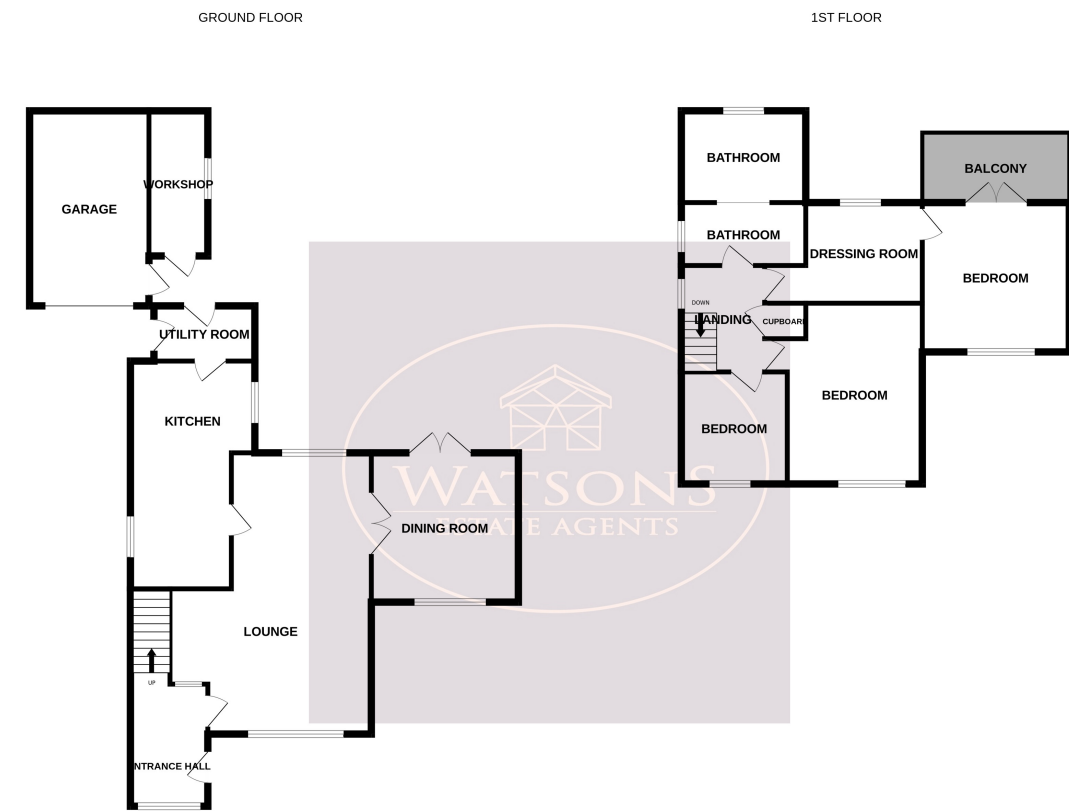
Utility Room

2.45m x 1.83m (8' 0" x 6' 0") A range of matching wall & base units, work surfaces with inset stainless steel sink & drainer unit. Plumbing for washing machine and uPVC double glazed window to the side and door to the side.

First Floor

Landing

UPVC double glazed window to the side, radiator 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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Bedroom 1

3.66m x 3.61m (12' 0" x 11' 10") UPVC double glazed window to the front, radiator, uPVC double glazed door to the Juliet balcony and door to the dressing room.

Dressing Room

3.09m x 2.61m (10' 2" x 8' 7") UPVC double glazed window to the rear, ceiling spotlights and radiator.

Bedroom 2

4.42m x 3.08m (3.83m max) (14' 6" x 10' 1") UPVC double glazed window to the front and radiator.

Bedroom 3

2.71m x 2.55m (8' 11" x 8' 4") UPVC double glazed window to the front, access to the attic and radiator.

Bathroom

4 piece suite in white comprising WC, vanity sink unit, bath and shower cubicle. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed windows to the rear & side.

Outside

To the front of the property are raised gravel beds with a range of plants & shrubs. A tarmac driveway provides ample off road parking and leads to the detached garage with up & over door and power. The low maintenance rear garden offers a good level of privacy and comprises a paved patio, timber decking seating area and is enclosed by timber fencing and brick wall to the perimeter.