

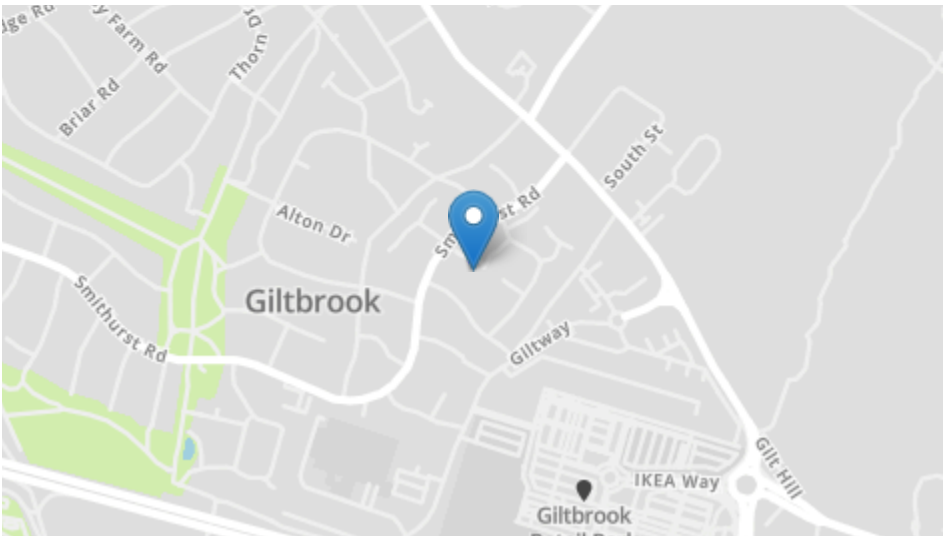
Goodman Close, Giltbrook, NG16 2UR

Offers Over £250,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	71	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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 - 29830472

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.



- Detached Family Home
- 3 Bedrooms
- Modern Dining Kitchen
- Landscaped Rear Garden
- Off Road Parking & Converted Garage
- Walking Distance From Amenities
- Excellent Road & Public Transport Links
- Ease Of Access To A610 & M1
- Cul De Sac Location

Our Seller says....

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

0115 938 5577  
8am-8pm - 7days





\*\*\* WORK FROM HOME IN STYLE! \*\*\* Nestled away at the head of a cul de sac, on the popular 'Smithurst' estate in Giltbrook, is this three bedroom detached family home home , which benefits from a partially converted garage which provides a fully functional office space, along with two reception rooms, and close to the Giltbrook retail park. The accommodation is beautifully presented throughout and comprises in brief; entrance hall, lounge and an open plan dining kitchen with French doors to the rear garden. On the first floor, the landing leads to the three bedrooms - two of which are double - and the bathroom which is fitted with a modern white suite. Outside, the low maintenance rear garden comprises of timber decking sections, artificial lawn and gravel bed borders, perfect for buyers leading busy lives. The garden is enclosed by timber fencing with side gated access to the driveway. The garage has been converted at the rear to include light, power & flooring and is accessed via uPVC French doors. At the front of the garage there is an up and over door and ample storage space for bikes & garden equipment. The property sits amongst similar properties in an area popular with families. Amenities including recreational parks and schools are all within easy reach and both Eastwood & Kimberley Town Centres are just a short drive away. Giltbrook Retail Park is within walking distance and nearby road and transport links include the A610, which leads to junction 26 of the M1. For more information or to book your viewing, call our team.

Ground Floor

Entrance Hall

UPVC double glazed door to the front, uPVC double glazed window to the side, stairs to the first floor and door to the lounge.

Lounge

4.95m (5.70m into the bay) x 3.35m (16' 3" x 11' 0") UPVC double glazed window to the front, 2 radiators and door to the dining kitchen.

Dining Kitchen

4.30m max x 2.87m (14' 1" x 9' 5") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated electric oven & 4 ring gas hob with extractor over. Plumbing for washing machine, radiator, uPVC double glazed window to the rear and uPVC double glazed door to the rear garden.

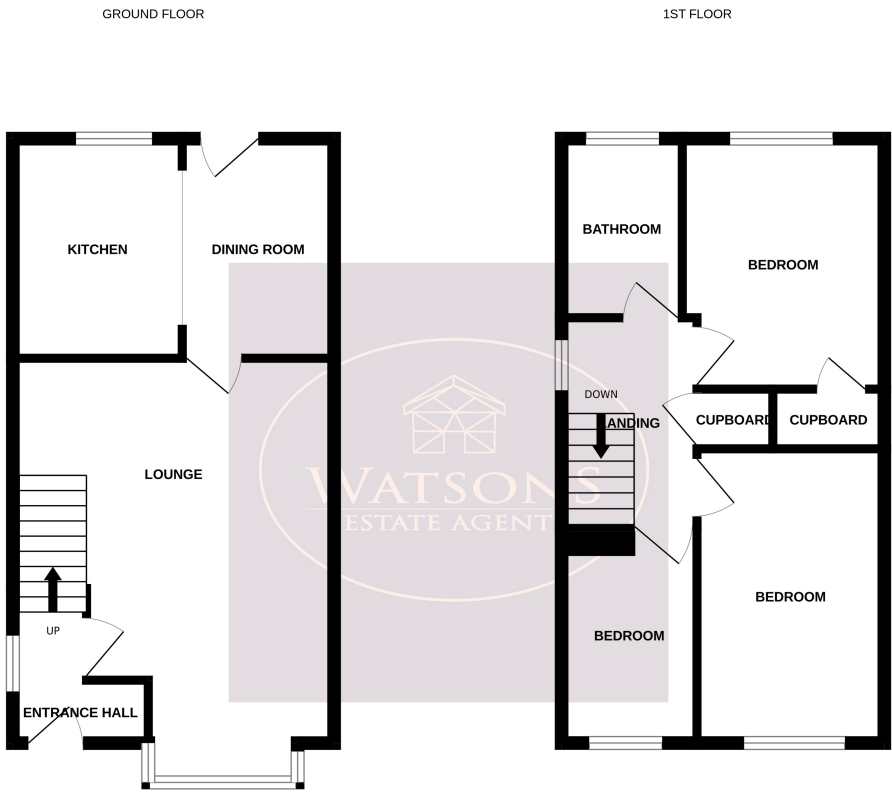
First Floor

Landing

Access to the attic, uPVC double glazed window to the side and doors to all bedrooms and bathroom.

Bedroom 1

3.24m x 2.63m (10' 8" x 8' 8") UPVC double glazed window to the rear, radiator and a range of fitted wardrobes.



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

3.82m x 2.46m (12' 6" x 8' 1") UPVC double glazed window to the front and radiator.

Bedroom 3

2.82m x 1.79m (9' 3" x 5' 10") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Radiator, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property there is a plum gravel section. A driveway provides ample off road parking. The low maintenance rear garden comprises of timber decking sections, decorative artificial lawn and gravel bed borders. The garage has been converted at the rear to include light, power & flooring and is accessed via uPVC French doors. At the front of the garage there is an up and over door and ample storage space for bikes & garden equipment. The garden enjoys a good level of privacy and is enclosed by timber fencing with side gated access to the driveway.

Agents Note

The seller has provided us with the following information: the boiler is located in the loft and is 10 years old. It was last serviced in 2025.