

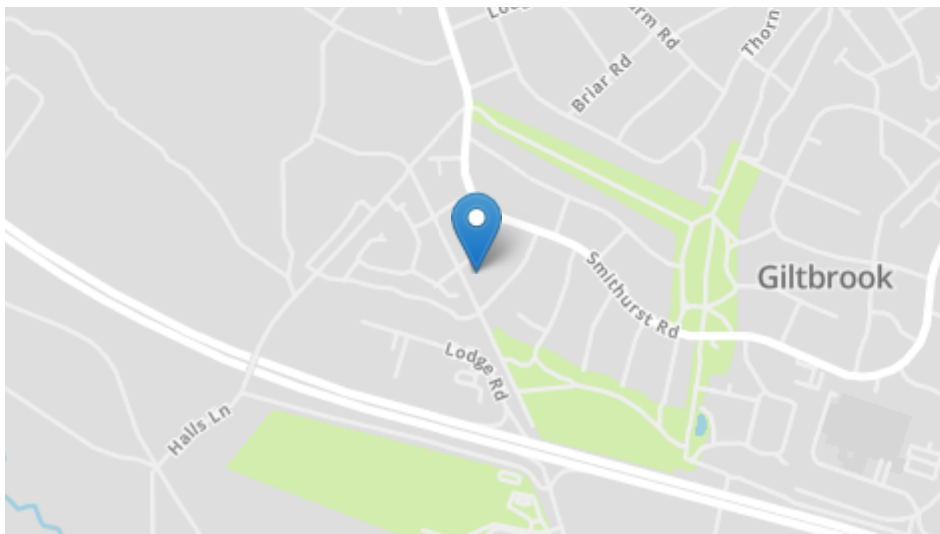
Bacon Close, Giltbrook, NG16 2UW

Offers Over £400,000



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want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
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mail@watsons-residential.co.uk
Ref - 27872185

- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Modern Dining Kitchen
- En Suite & Family Bathroom
- Downstairs WC & Utility Room
- Conservatory
- Driveway & Double Garage
- South Facing Rear Garden with Open Views
- Cul De Sac Corner Position

Our Seller says....

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.



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*****BRING HOME THE BACON***** With this stunning four bedroom detached family home on the popular 'Smithurst' estate in Giltbrook. Benefiting from TWO receptions, a spacious dining kitchen, and four generous bedrooms, primary room with en-suite. Briefly comprising; entrance hallway, lounge, family room, dining kitchen, utility, downstairs wc, conservatory. To the first floor, four generous bedrooms, primary with en-suite, and family bathroom. Outside, the property is located at the head of a quiet cul-de-sac, with a driveway and double garage to the front, and private garden overlooking fields to the rear. Located on the well regarded 'Smithurst' estate in Giltbrook, the property is within easy reach of an array of amenities including the Ikea retail park, Eastwood & Kimberley town centres, and excellent transport links including regular bus services and easy access to the A610. Contact Watsons today to arrange your viewing.

Ground Floor

Entrance Hall

Entrance door to the front, under stairs storage, Karndean flooring, ceiling spotlights, radiator, cloakroom and doors to the WC, lounge, study and dining kitchen.

WC

WC, pedestal sink unit, radiator and extractor fan.

Family Room

4.11m x 2.48m (13' 6" x 8' 2") UPVC double glazed bay window to the front and radiator.

Lounge

5.0m x 3.19m (16' 5" x 10' 6") UPVC double glazed bay window to the front, radiator and French doors to the dining kitchen.

Dining Kitchen

7.76m x 3.38m (25' 6" x 11' 1") A range of matching wall & base units, work surfaces incorporating an inset ceramic sink & drainer unit. Integrated appliances to include: waist height electric oven, gas hob with extractor over, fridge freezer and dishwasher. UPVC double glazed window to the rear, radiator and doors to the conservatory and utility room.

Utility Room

1.89m x 1.68m (6' 2" x 5' 6") A range of matching wall & base units, plumbing for washing machine and radiator.

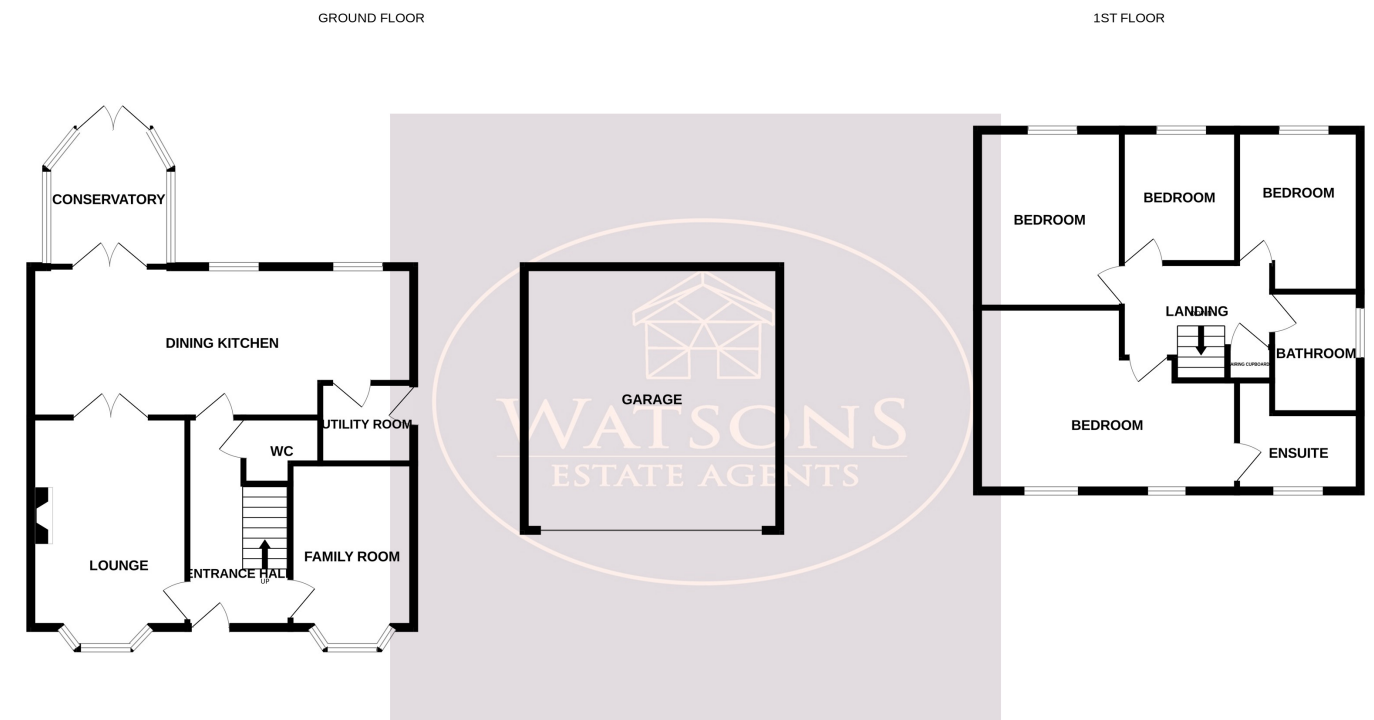
Conservatory

2.77m x 2.49m (9' 1" x 8' 2") Brick & uPVC double glazed construction, radiator and French doors to the rear garden.

First Floor

Landing

Airing cupboard, access to the attic, 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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Primary Bedroom

5.14m x 3.06m (16' 10" x 10' 0") UPVC double glazed window to the front, 2 fitted wardrobes and radiator. Door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with rainfall effect shower over. Heated towel rail and obscured uPVC double glazed window to the front.

Bedroom 2

3.71m x 2.76m (12' 2" x 9' 1") 3.71m x 2.76m (12' 2" x 9' 1") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.51m x 2.62m (11' 6" x 8' 7") UPVC double glazed window to the rear and radiator.

Bedroom 4

2.77m x 2.4m (9' 1" x 7' 10") UPVC double glazed window to the rear and radiator.

Bathroom

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

Outside

To the front of the property is a turfed lawn. A double width tarmac driveway provides ample off road parking leading to the double garage with up & over door and power. The low maintenance, South facing rear garden offers a good level of privacy with open views and comprises a paved patio, timber decking seating area, artificial lawn and is enclosed by timber fencing to the perimeter with gated access to the side.