

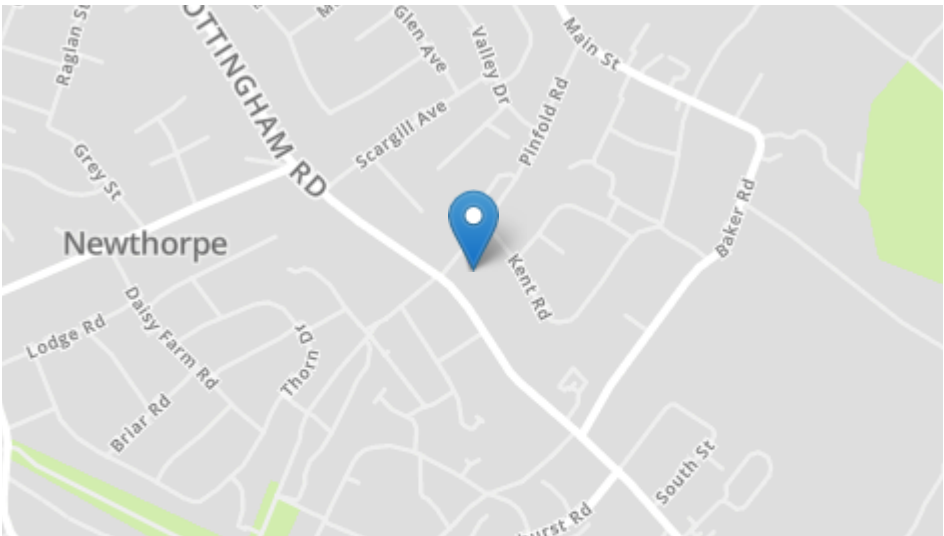
Nottingham Road, Giltbrook, NG16 2GB

£250,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(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		
	59	79
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Semi Detached House
- Three Bedrooms
- Open Plan Kitchen and Dining Room
- Downstairs WC
- Off Road Parking for 5 Vehicles
- Rear Garden
- Excellent Public Transport & Road Links
- Close to Giltbrook Retail & Eastwood Town Centre

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 - 28882506

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





**\*\*\*STYLE WITH ALL THE SUBSTANCE\*\*\*** Set back from the road with a large driveway providing ample off road parking, is this well presented and spacious three bedroom semi-detached family home in Giltbrook. With two good sized reception rooms, open plan is at the heart of this property. A downstairs WC and good sized rear garden are just a couple of the features on offer. Briefly comprising; entrance hallway, downstairs WC, lounge, dining room, kitchen. To the first floor, three bedrooms and bathroom. Outside, to the front is a large driveway affording car standing for five, and to the rear is a good sized private garden. Located in Giltbrook, and a short walk from Eastwood town centre, nearby amenities include shops, bars and schools, along with the Giltbrook retail park. Nearby transport links provide access to the city and beyond. Contact Watsons to arrange a viewing.

**GROUND FLOOR**

**Entrance Porch**

Arched uPVC double glazed entrance door, window, door leading to entrance hall.

**Entrance Hall**

Stairs to the first floor, radiator, doors to WC, lounge & dining kitchen.

**WC**

WC, sink unit, obscured window to the side and tiled flooring.

**Lounge**

3.77m (into bay) x 3.6m (12' 4" x 11' 10") UPVC bay window to the front, radiator. Feature fireplace with inset log burner.

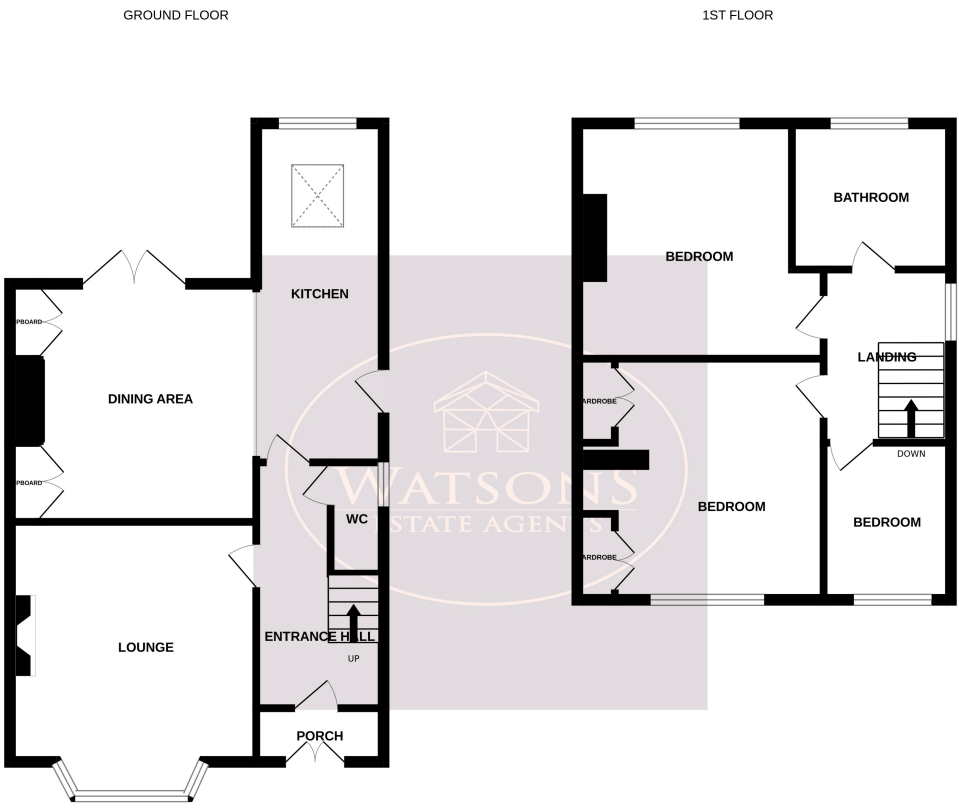
**Breakfast Kitchen**

6.99m x 5.39m (22' 11" x 17' 8") A range of shaker style wall and base units in cream with complimentary work surfaces incorporating a stainless steel sink unit and drainer. Integrated appliances include electric oven & gas hob with stainless steel extractor over, dishwasher and washing machine. Cupboard incorporating the combination boiler, ceiling spotlights, velux window, 2 radiatorS, uPVC double glazed window to the rear and uPVC door to the side. Two built in storage cupboards, uPVC French doors to the rear garden.

**FIRST FLOOR**

**Landing**

Obscured uPVC double glazed window to the side, loft access with drop down ladder and doors to 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**

3.31m x 3.14m (10' 10" x 10' 4") Two double fitted wardrobes with drawers beneath, radiator and uPVC double glazed window to the front.

**Bedroom 2**

3.61m x 3.47m (max) (11' 10" x 11' 5") Fitted wardrobe with drawers beneath, radiator and uPVC double glazed window to the rear.

**Bedroom 3**

2.25m x 2.11m (7' 5" x 6' 11") UPVC double glazed window to the front, radiator.

**Bathroom**

Three piece suite in white comprising of panelled bath, WC & sink unit. Tiling to the wall, heated towel rail and obscured uPVC double glazed window to the rear.

**OUTSIDE**

**Outside**

To the front of the property there is a gravel bed and block paved driveway providing off road parking for 5 vehicles. Side access leads to the rear of the property where there is a concrete patio area, steps leading to a lawned garden and a decked seating area all enclosed by hedge borders.