

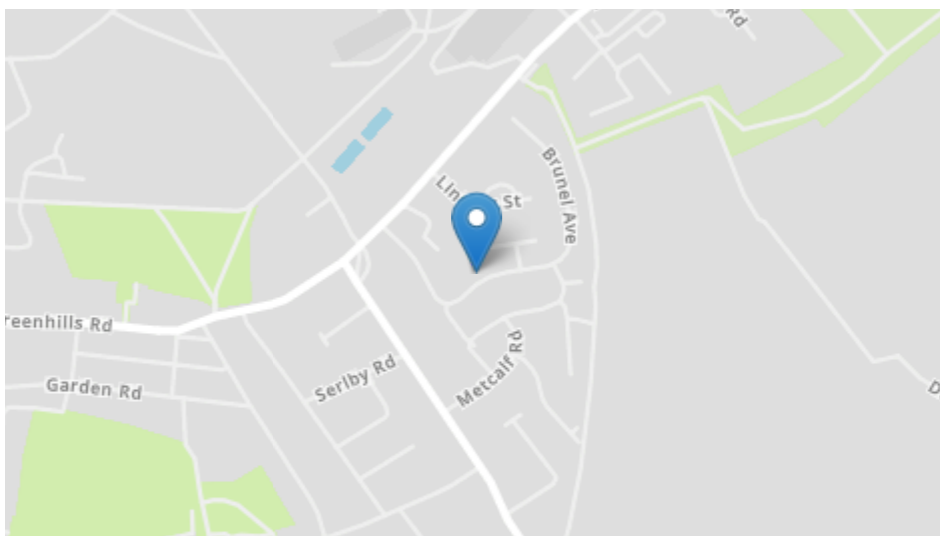
Brunel Avenue, Newthorpe, NG16 3NH

Offers Over £220,000



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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 67 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



- Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Open Plan Lounge & Dining Area
- Driveway & Garage
- South West Facing Garden
- Popular Residential Location
- Short Drive To 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 - 25050195

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



*** BEAUTY ON BRUNEL! *** This EXTENDED 3 bedroom detached home is located in a particularly popular part of Newthorpe. Offering well proportioned rooms and the ability to convert the garage, this is a sure to be popular. In brief, the ground floor accommodation comprises: entrance hallway, kitchen, lounge and dining area with French doors to the rear garden. On the first floor, the landing leads to three bedrooms and the bathroom which is fitted with a white suite. The low maintenance rear garden is mainly paved and being southwest-facing will appeal to sun lovers! A driveway to the front provides off road parking and leads to a single integral garage. There is easy access to a range of amenities including shops, parks and favoured schools and Eastwood Town centre is just a short drive away. For more information or to book your viewing, call our team.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, wood effect laminate flooring, radiator and doors to the lounge and kitchen.

Lounge

5.15m x 3.68m (16' 11" x 12' 1") Radiator, wood effect laminate flooring and open plan to the dining area.

Dining Area

3.96m x 2.31m (13' 0" x 7' 7") UPVC double glazed window to the side, French doors to the rear garden. wood effect laminate flooring and door to the cloak room with obscured window and radiator.

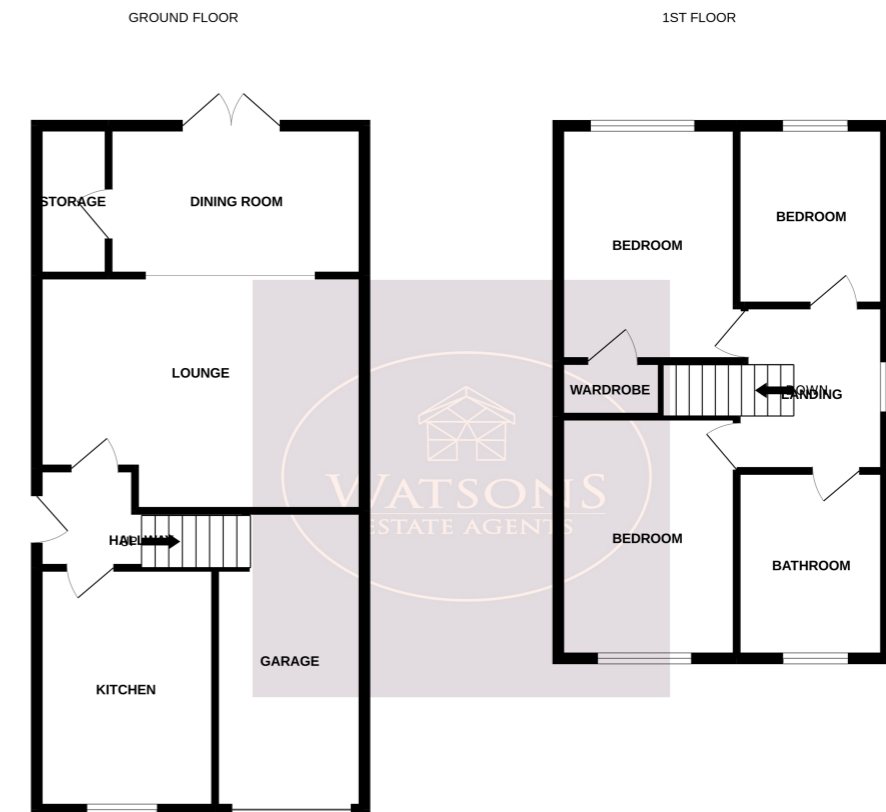
Kitchen

A range of matching wall & base units, work surfaces incorporating a one & a half bowl ceramic sink & drainer unit. Integrated appliances to include: electric oven & 5 ring gas hob with extractor over, fridge & freezer. Plumbing for washing machine, radiator and uPVC double glazed bay window to the front.

First Floor

Landing

UPVC double glazed window to the side, access to the attic (partly board with drop down ladder and housing the combination boiler) 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

3.74m x 2.89m (12' 3" x 9' 6") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.3m x 3.02m (10' 10" x 9' 11") UPVC double glazed window to the front, radiator and fitted wardrobes with sliding doors.

Bedroom 3

2.88m x 2.26m (9' 5" x 7' 5") UPVC double glazed window to the rear and radiator.

Bathroom

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

Outside

To the front of the property is a paved driveway with parking for 2 cars leading to the integral garage with up & over door and power. The South West facing garden offers a good level of privacy and comprises a block paved patio, with raised borders, external power point & timber shed with power. The garden is enclosed by timber fencing with gated access to the side.