

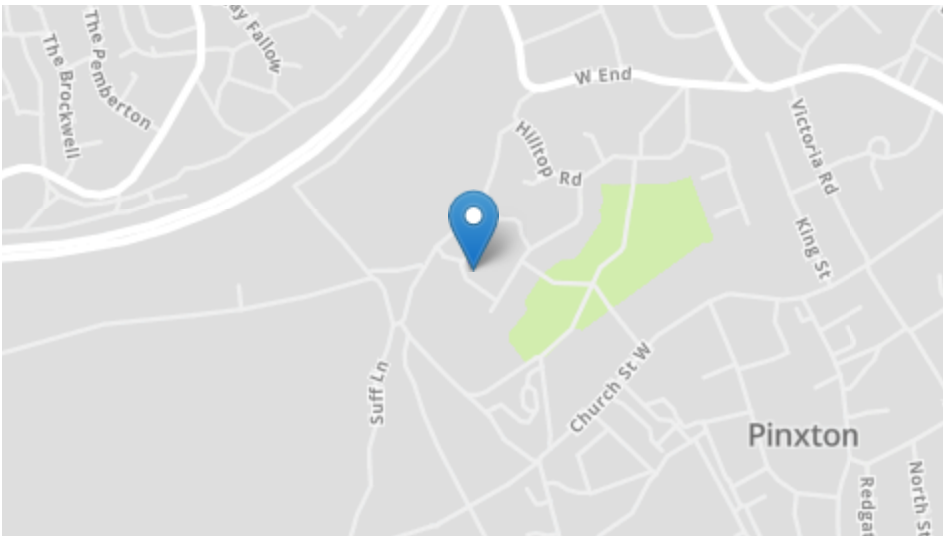
Acer Close, Pinxton, NG16 6RB

£260,000



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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 - 28959609

- Detached Home
- 3 Bedrooms
- 2 Reception Rooms
- Fitted Kitchen
- Generous Driveway & Garage
- Landscaped Front & Rear Gardens
- Cul De Sac Position
- Easy Access to the A38 & M1 Motorway

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.



40 Main Street, Kimberley, NG16 2LY
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*** ACER CLOSE WILL ACE IT! *** This DETACHED family home situated within a popular cul-de-sac provides the PERFECT location for any budding family. Features include; 3 bedrooms, lounge, dining room, fitted kitchen, generous driveway with ample off road parking, detached garage and BEAUTIFULLY landscaped rear garden. For those that enjoy the outdoors, endless countryside is a stones throw away and for those who commute, the A38 & M1 are only a short drive away. This property TICKS all the boxes, call our Eastwood team today to arrange your viewing! 0115 938 5577 (Option 2).

Ground Floor

Porch

UPVC entrance door to the front and door to the lounge.

Lounge

5.11m x 3.34m (16' 9" x 10' 11") UPVC double glazed window to the front, Feature brick fireplace surround with inset back boiler, 2 radiators and laminate wood flooring. Open to the dining room and stairs to the first floor.

Dining Room

3.04m x 2.61m (10' 0" x 8' 7") UPVC double glazed window to the rear, radiator, laminate wood flooring and door to the kitchen.

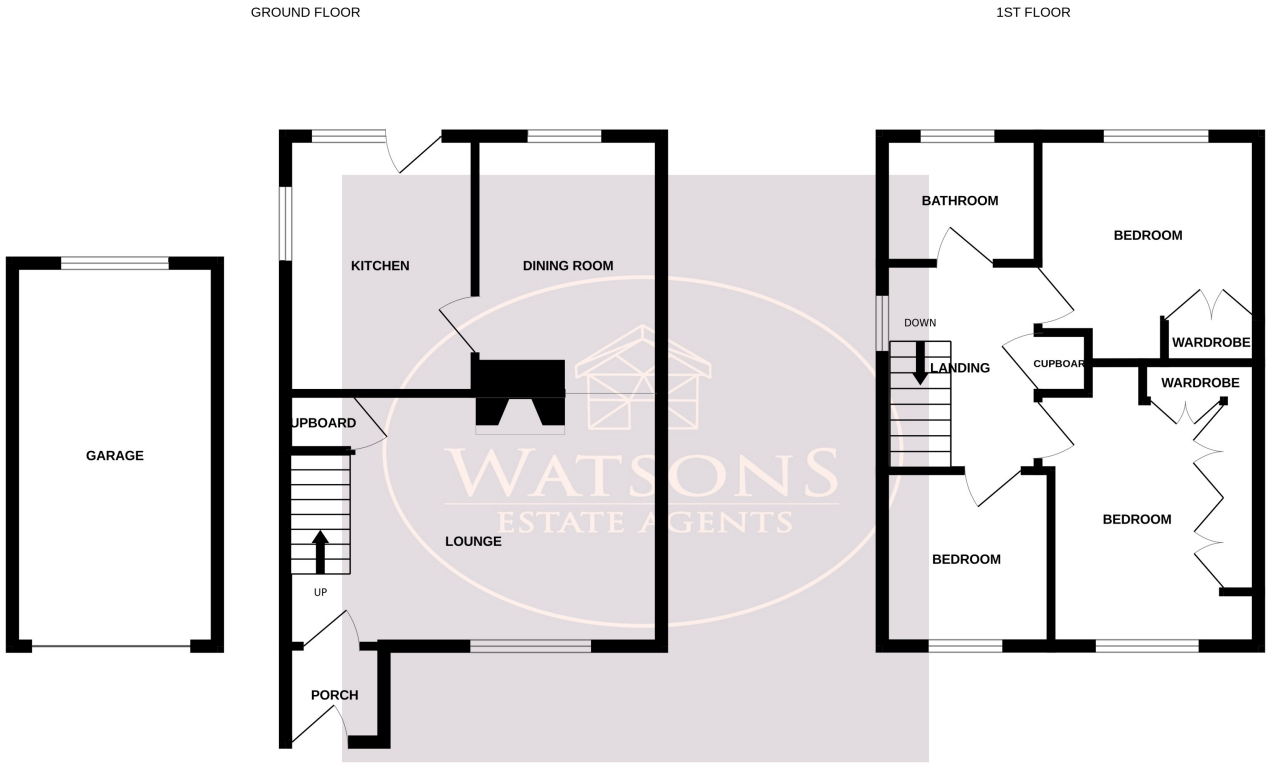
Kitchen

3.49m x 2.58m (11' 5" x 8' 6") A range of matching wall & base units with worksurfaces incorporating an inset sink & drainer unit. Integrated appliances including fridge freezer, washing machine, electric oven and hob with extractor over. Plumbing for washing machine and partly tiled walls. UPVC double glazed windows to the rear and side, uPVC door to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, airing cupboard housing the hot water tank and access to the attic. Doors to all bedrooms and the 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

3.36m x 3.05m (11' 0" x 10' 0") UPVC double glazed window to the front, fitted wardrobes and radiator.

Bedroom 2

3.22m x 3.17m (10' 7" x 10' 5") UPVC double glazed window to the front, fitted wardrobe and radiator.

Bedroom 3

2.04m x 1.95m (6' 8" x 6' 5") UPVC double glazed window to the front and radiator.

Bathroom

White 3 piece suite comprising wc, vanity sink unit and panelled bath with mains fed dual rainfall shower over. Partly tiled walls, chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the rear.

Outside

The front of the property comprises gravel flower bed borders with a range of plants & shrubs and large tarmacadam driveway leading to the detached garage fitted with up & over door and window to the rear. The rear garden is enclosed by timber fencing to the perimeter with gated access to the side and comprises paved patio area, turfed lawn and timber shed.