

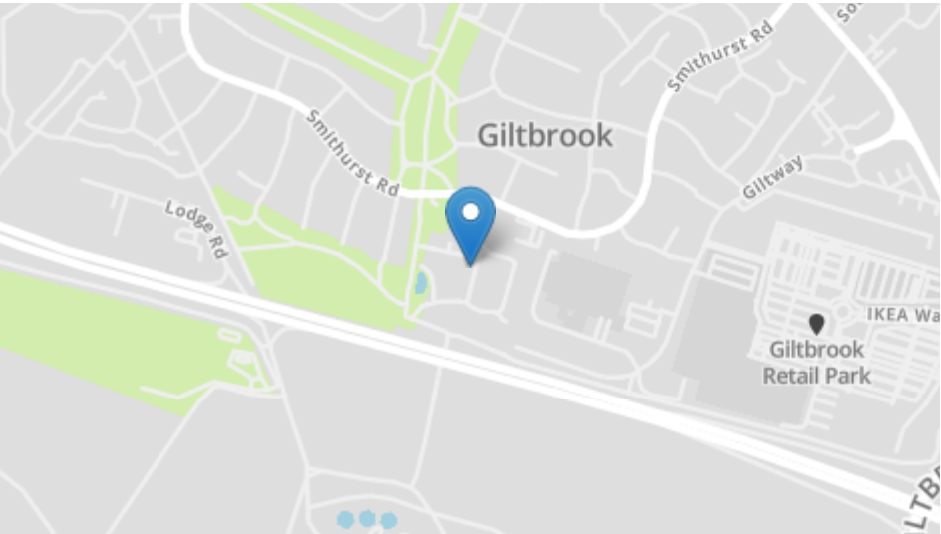
Hepworth Drive, Giltbrook, NG16 2WW

Offers Over £280,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	83	
(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		
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 - 28877851



- Detached Family Home
- 3 Bedrooms
- Modern Open Plan Dining Kitchen
- Downstairs WC & Utility Room
- En Suite & Family Bathroom
- Driveway & Garage
- South Facing Rear Garden
- Walking Distance To Amenities & Transport Links
- 3 Years NHB Certificate

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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\*\*\* JUST LIKE NEW! \*\*\* Set on a quiet street on this modern development in Giltbrook, an immaculate 3 bed detached property is now available. Whether up-sizing or down-sizing, the accommodation will tick a lot of boxes - and there's a south-facing garden too! in brief comprises; entrance hall, lounge, dining kitchen, utility room & downstairs WC, upstairs landing to the 3 bedrooms (en suite to primary) and family bathroom. Externally, there is great off street parking with a driveway alongside leading to a detached garage and a lovely lawned rear which is south-facing. This is a fantastic location with a range of amenities including recreational parks & schools are all within easy reach, whilst both Eastwood & Kimberley Town Centres are just a short drive away. Nearby road and transport links include the A610, which leads to junction 26 of the M1 and Nottingham City Centre is commutable. For more information, or to book your viewing, call our team.

## Ground Floor

### Entrance Hall

UPVC double glazed composite door to the front, radiator, stairs to the first floor and door to the lounge.

### Lounge

4.24m x 4.02m (13' 11" x 13' 2") UPVC double glazed window to the front, radiator and door to the dining kitchen.

### Dining Kitchen

4.01m x 3.83m (13' 2" x 12' 7") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: waist height electric oven & gas hob with extractor over and dishwasher. Ceiling spotlights, radiator, Karndean flooring, and French doors to the rear garden. Open to the utility room.

### Utility Room

2.46m x 1.34m (8' 1" x 4' 5") A range of matching wall & base units, integrated washing machine, uPVC double glazed window to the rear and door to the WC.

### WC

WC, pedestal sink unit and chrome heated towel rail.

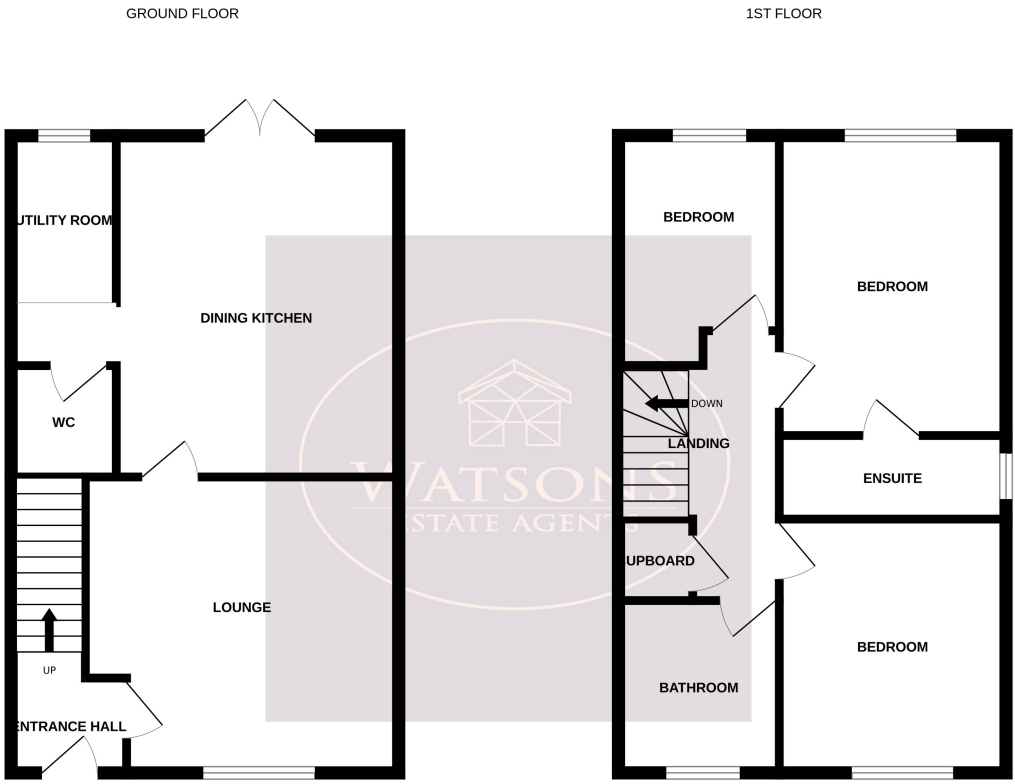
## First Floor

### Landing

Airing cupboard housing the hot water tank, radiator and doors to all bedrooms and bathroom.

### Primary Bedroom

3.58m x 3.07m (11' 9" x 10' 1") UPVC double glazed window to the rear, radiator and door to the en suite.



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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### En Suite

3 piece suite in white comprising WC, wall mounted sink and shower cubicle with mains fed shower over. Ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

### Bedroom 2

3.29m x 3.0m (10' 10" x 9' 10") UPVC double glazed window to the front and radiator.

### Bedroom 3

2.48m (max 2.9m max) x 2.1m (8' 2" x 6' 11") UPVC double glazed window to the rear and radiator.

### Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath with mains fed shower over. Ceiling spotlights, extractor fan and obscured uPVC double glazed window to the front.

### Outside

To the front of the property, are flower bed borders with a range of plants & shrubs. Running alongside the property, a tarmacadam driveway provides ample off road parking leading to the detached single garage measuring 6.36m x 3.29m with up & over door and power. The low maintenance, South facing rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs, external tap and is enclosed by timber fencing to the perimeter with gated access to the side.