

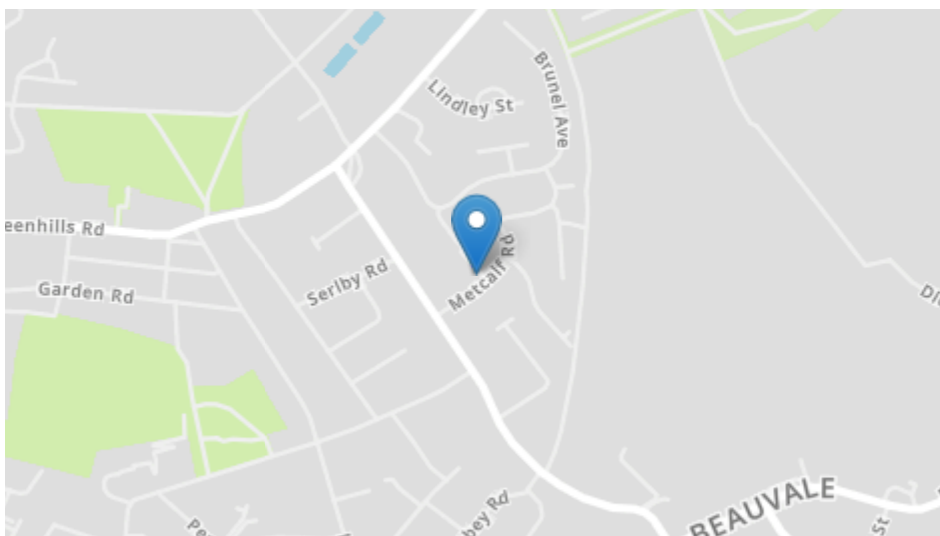
Metcalf Road, Newthorpe, NG16 3NL

Offers Over £230,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	80
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs WC
- Ample Off Road Parking & Detached Garage
- Low Maintenance Rear Garden
- Corner Plot
- No Upward Chain

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 - 27576101

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



*** ROOM TO GROW *** If you're looking for a long term property to call home then look no further than this CHAIN FREE & EXTENDED three bedroom detached house situation within the popular area of Newthorpe. Accommodation in brief comprises; spacious lounge, separate dining room, kitchen, ground floor WC and a large side porch ideal for a home office or additional reception room. To the first floor there are three well proportioned bedrooms and family bathroom. Externally this property sits within a corner plot boasting a well maintained & private garden as well as a driveway to the front and a further driveway to the rear and garage. For those looking to put their own stamp on, there is scope to further extend (subject to planning permissions). Metcalf Road is located within a sought after residential area just a short drive from Eastwood Town Centre where you will find a wide array of retail shops, amenities, well regarded schools & transport links. Colliers Wood and Nature Reserve are also within walking distance, perfect for buyers with four legged friends. We HIGHLY RECOMMEND a viewing, to avoid disappointment call our team today!

Ground Floor

Side Porch

5.25m x 2.42m (17' 3" x 7' 11") UPVC double glazed windows and entrance door, radiator and door to the entrance hall. Door to the rear garden.

Entrance Hall

Stairs to the first floor and doors to the lounge and kitchen.

WC

WC, wall mounted sink, radiator, extractor fan and ceiling spotlights.

Lounge

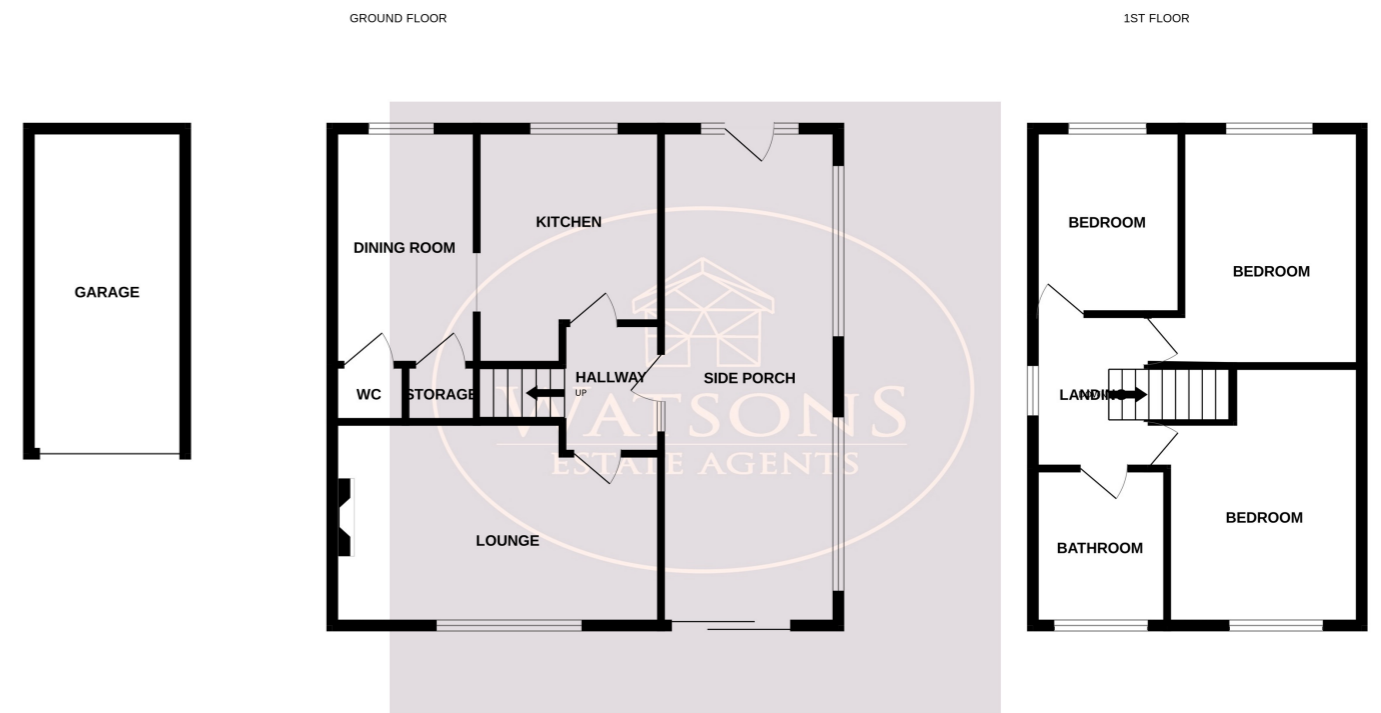
5.18m x 3.68m (17' 0" x 12' 1") UPVC double glazed window to the rear, solid oak flooring, radiator and real flame gas fire.

Kitchen

3.18m x 2.66m (10' 5" x 8' 9") 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: electric oven, gas hob with extractor over, fridge and freezer. Plumbing for washing machine & dishwasher, solid oak flooring, uPVC double glazed window to the front and archway to the dining area.

Dining Area

3.55m x 2.38m (11' 8" x 7' 10") Solid oak flooring and under stairs storage.



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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First Floor

Landing

UPVC double glazed window to the side, access to the attic (partly boarded with drop down ladder) and doors to all bedrooms and bathroom.

Bedroom 1

3.77m x 3.29m (12' 4" x 10' 10") UPVC double glazed window to the front, fitted wardrobes and corn shower with mains fed dual rainfall effect shower.

Bedroom 2

3.78m x 2.75m (12' 5" x 9' 0") UPVC double glazed window to the front, fitted furniture and radiator.

Bedroom 3

2.4m x 2.39m (7' 10" x 7' 10") UPVC double glazed window to the front, fitted furniture and radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath with mains fed shower over. Chrome heated towel rail, ceiling spotlights, extractor fan, obscured uPVC double glazed window to the front and airing cupboard housing the combination boiler.

Outside

To the front of the property is a brick paved driveway and external tap enclosed by iron railings to the perimeter. To the rear a tarmac driveway provides further off road parking and leads to the detached garage measuring 5.22m x 3.77m with up & over door and is secured by wrought iron gates to the front. The rear garden comprises a composite decking seating area, gravel borders with a range of plants & shrubs and is enclosed by wall & timber fencing to the perimeter.