

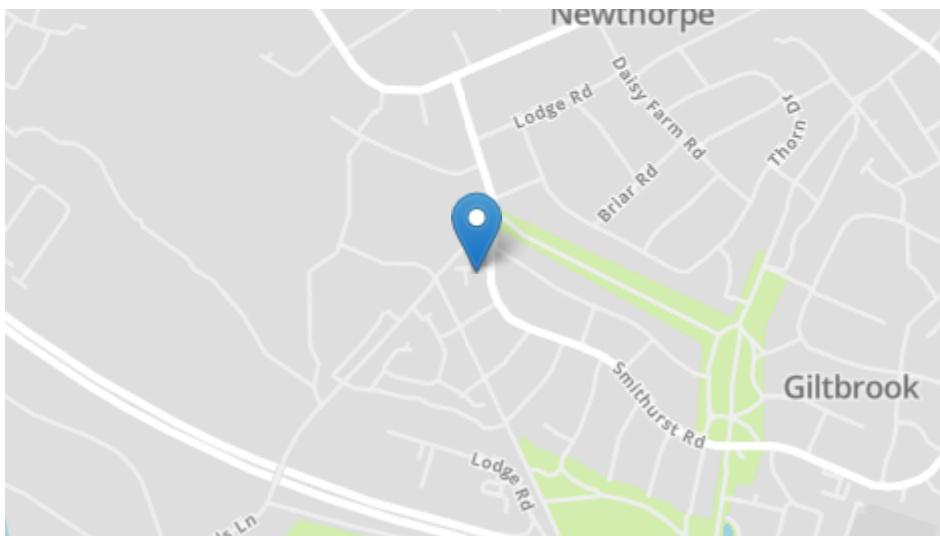
Sussex Close, Giltbrook, NG16 2XG

£230,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(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	



- Semi Detached Family Home
- 3 Bedrooms
- Open Plan Dining Kitchen
- Driveway & Carport
- Excellent Road & Public Transport Links
- Walking Distance To Amenities
- Private Rear Garden
- Ease Of Access To A610

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 - 26470383

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



*** A BEAUTIFUL HOME NOT TO BE MISSED *** If you're looking for a modern home you can move straight in then we're confident this could be the property for you. Located on a sought after development in Giltbrook, this beautifully presented family home has been lovingly maintained by the current owners. The accommodation in brief comprises to the ground floor; entrance hall, lounge and open plan dining kitchen, to the first floor landing giving access to three bedrooms and a three piece bathroom. To the outside a front garden with driveway providing off road parking and giving access to the car port, to the rear an enclosed low maintenance garden. The location provides easy access to a number of schools, recreational areas, woodland walking trails and play parks. Both Kimberley & Eastwood Town Centres and Giltbrook Retail Park are a short drive away and offer a wide range of shops, public services & amenities. Nearby key road include the A610 which leads to junction 26 of the M1 motorway.

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs to the first floor and door to the lounge.

Lounge

4.47m x 3.47m (14' 8" x 11' 5") UPVC double glazed window to the front, radiator and door to the kitchen.

Dining Kitchen

4.56m x 2.93m (15' 0" x 9' 7") A range of matching wall & base units, work surfaces incorporating a one & a half bowl sink & drainer unit. Integrated electric oven & hob with extractor over. Plumbing for washing machine, under stairs storage housing the boiler, radiator and breakfast bar. UPVC double glazed window to the rear, door to the side and French doors leading to the rear garden.

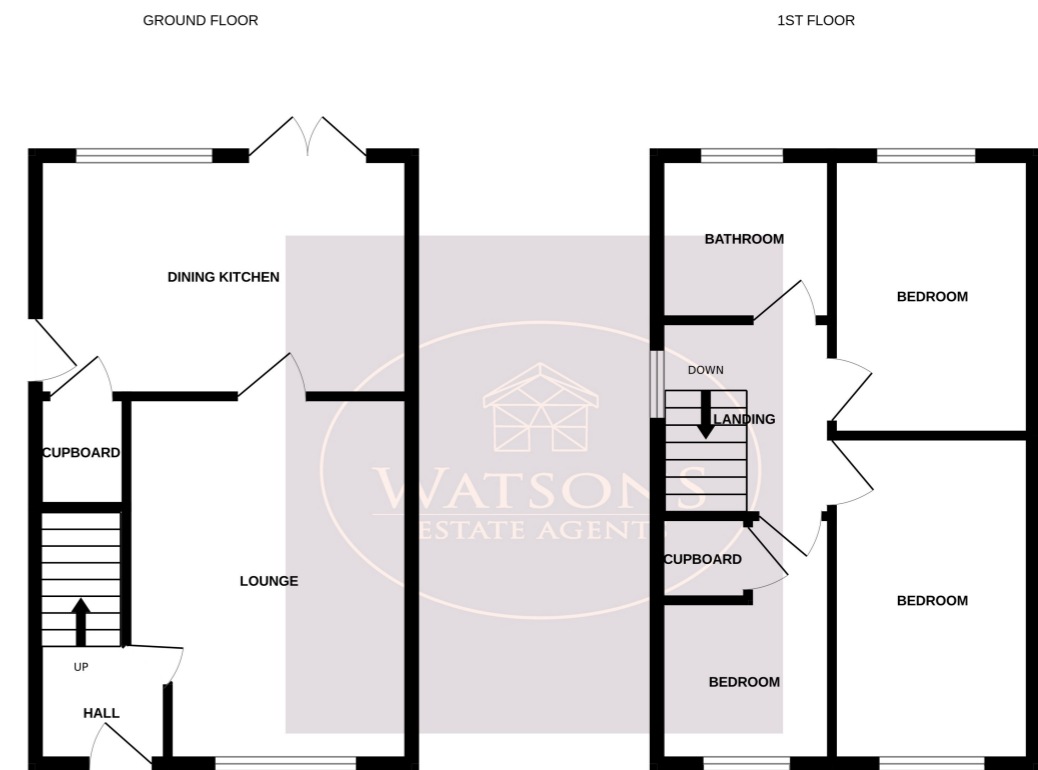
First Floor

Landing

UPVC double glazed window to the side, access to the attic and doors to all bedrooms and bathroom.

Bedroom 1

4.0m x 2.45m (13' 1" x 8' 0") UPVC double glazed window to the front, fitted wardrobes and radiator.



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 2

3.47m x 2.44m (11' 5" x 8' 0") UPVC double glazed window to the rear, fitted wardrobes and radiator.

Bedroom 3

3.01m (max) x 2.02m (9' 11" x 6' 8") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with extractor over. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn, a tarmac driveway provides ample off road parking leading to the covered carport with up & over door. The low maintenance rear garden offers a good level of privacy and comprises a paved patio, artificial lawn, metal shed and is enclosed by timber fencing to the perimeter.