

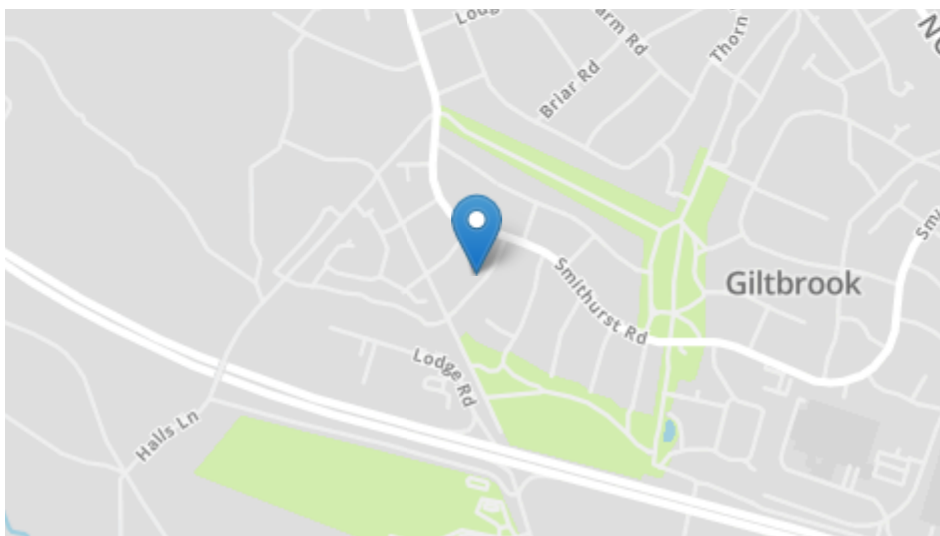
Brandreth Drive, Giltbrook, NG16 2UN

Offers in Region of £350,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	73	
(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	



- Detached Family Home
- 4 Bedrooms
- Open Plan Lounge Diner
- Play Room
- En Suite & Family Bathroom
- Driveway
- South Facing Rear Garden
- Corner Plot

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 - 27459296

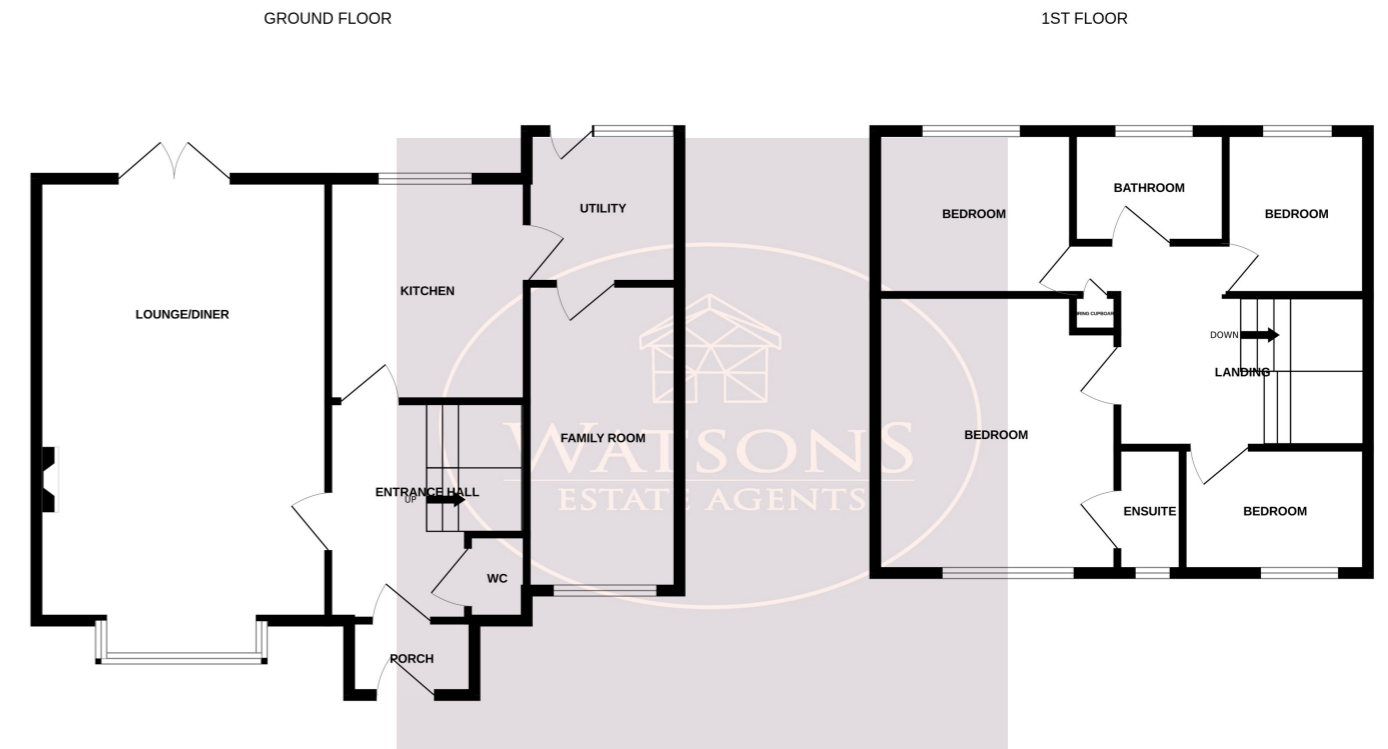
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40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

0115 938 5577  
 8am-8pm - 7days





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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\*\*\* TICK THOSE PREMIUM BOXES! \*\*\* Located in Giltbrook, this 4 bed detached home would be perfect for families. With good school catchments and with 2 reception rooms, downstairs wc and barked play area in the garden, it's more than just a great location! The accommodation is well presented throughout, comprising in brief: porch, entrance hall, lounge diner, kitchen, utility room, play room, upstairs landing to the 4 bedrooms (en suite to primary) and family bathroom. This well positioned plot has a fairly easy maintenance rear garden with a barked play area and being south-facing, it is a great space to enjoy the Summer sun. A driveway to the front provide off street parking. A public children's play area is within walking distance, as are a wide range of amenities in the nearby towns of Kimberley & Eastwood. There is also easy access to key road links including the A610 & M1 motorway. Call our sales team now to arrange a viewing.

#### Ground Floor

##### Porch

Composite entrance door to the front, tiled flooring and wooden door to the entrance hall.

##### Entrance Hall

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

##### WC

WC, vanity sink unit, radiator and obscured uPVC double glazed window to the front.

##### Lounge Diner

7.35m x 4.47m (24' 1" x 14' 8") UPVC double glazed bay window to the front, 2 radiators, wood effect laminate flooring and French doors to the rear garden.

##### Kitchen

3.7m x 2.59m (12' 2" x 8' 6") A range of matching high gloss wall & base units, work surfaces incorporating an inset sink & drainer unit. Space for Range style cooker with extractor over, integrated dishwasher, under stairs storage, ceiling spotlights radiator and arch to the utility room.

##### Utility Room

A range of matching high gloss wall & base units, work surfaces incorporating an sink & drainer unit. Plumbing for washing machine & dryer. UPVC double glazed window to the rear, ceiling spotlights, radiator and door to the rear garden.

##### Play Room

4.74m x 2.35m (15' 7" x 7' 9") UPVC double glazed window to the front, wood effect laminate flooring and access to the storage space (partly boarded).

#### First Floor

##### Landing

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

##### Primary Bedroom

4.26m x 3.71m (14' 0" x 12' 2") UPVC double glazed window to the front, radiator and door to the en suite.

##### En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with electric shower over. Obscured uPVC double glazed window to the front.

##### Bedroom 2

3.03m x 2.51m (9' 11" x 8' 3") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

##### Bedroom 3

2.51m x 2.18m (8' 3" x 7' 2") UPVC double glazed window to the rear and radiator.

##### Bedroom 4

2.84m x 1.92m (9' 4" x 6' 4") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

##### Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with electric shower over. Radiator, ceiling spotlights and obscured uPVC double glazed window to the rear.

##### Outside

To the front & side of the property are gravel beds with a range of plants & shrubs. A tarmac driveway provides ample off road parking. The South facing rear garden comprises a barked play area, paved patio seating area, turfed lawn, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the side.