

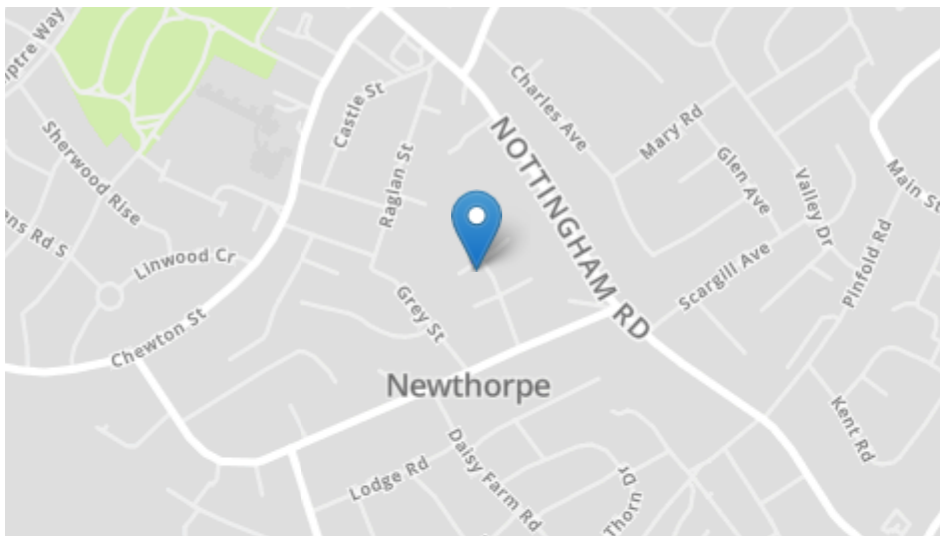
Minster Gardens, Newthorpe, NG16 2AT

Offers Over £230,000



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- Detached Family Home
- 3 Bedrooms
- Open Plan Dining Kitchen
- Driveway & Garage
- Low Maintenance Rear Garden
- Cul De Sac Position
- Walking Distance From Amenities
- Excellent Road & Public Transport Links

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 - 28345120

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



*** VIEWING RECOMMENDED *** This 3 bed detached home in Newthorpe has been transformed by the current owners into a great space, whether up-sizing, down-sizing, or a first time buyer looking to get a firm foot on the ladder. The quiet cul-de-sac position enjoys easy access to amenities & transport links. The accommodation comprises in brief: entrance hall, lounge, open plan dining kitchen with recently refitted kitchen, upstairs landing to the 3 bedrooms and family bathroom. Outside, the gravelled frontage and paved driveway alongside (leading to a detached garage) provide good off street parking, whilst the modest rear requires very little maintenance. A wide range of shops are nearby in Eastwood Town Centre, whilst schools and a regular bus service are both within walking distance. Call our sales team now to arrange your viewing.

Ground Floor

Entrance Hall

Entrance door to the front, radiator, stairs to the first floor and wood effect laminate flooring. Door to the lounge.

Lounge

4.52m x 2.84m (3.48m max) (14' 10" x 9' 4") UPVC double glazed window to the front, Inglenook fireplace with inset multi fuel burner style stove, radiator, under stairs storage cupboard and door to the dining kitchen.

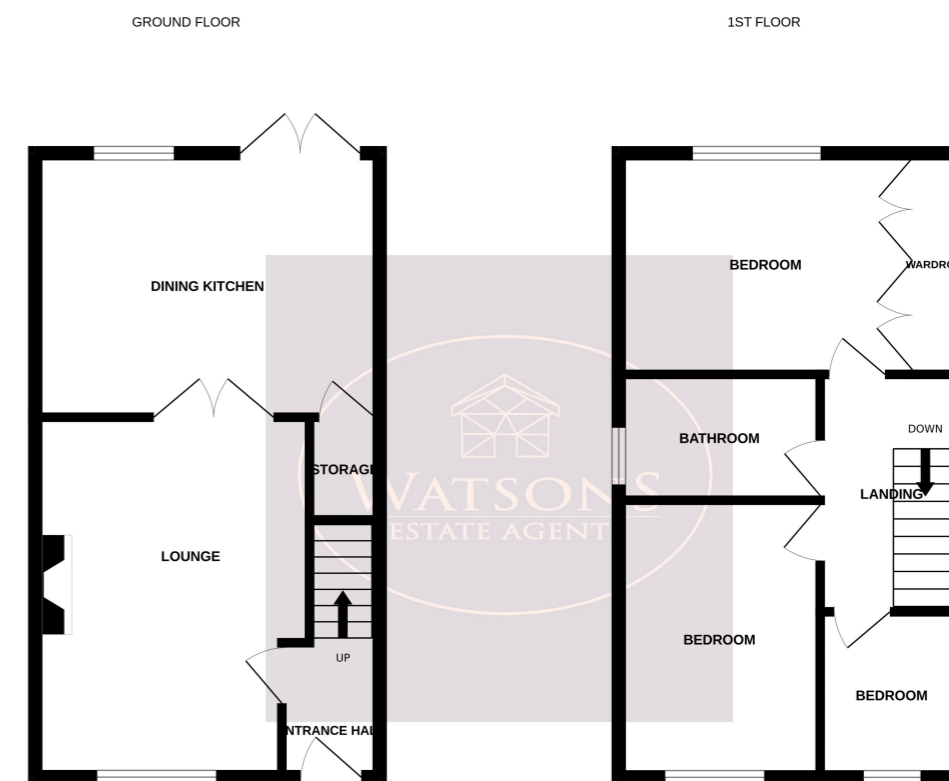
Dining Kitchen

4.37m x 3.36m (14' 4" x 11' 0") A range of matching wall & base units, work surfaces incorporating an inset Ceramic sink. Integrated appliances to include: electric oven & hob with extractor over and dishwasher. Plumbing for washing machine, under stairs storage, high quality wood effect laminate flooring, integrated Worcester Bosch boiler, integrated ceiling sound system, uPVC double glazed window to the rear and French doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, built in storage cupboard, access to the attic and doors to all bedrooms and 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

3.64m x 2.68m (11' 11" x 8' 10") UPVC double glazed window to the rear, fitted wardrobes and radiator.

Bedroom 2

3.46m x 2.52m (11' 4" x 8' 3") UPVC double glazed window to the front, radiator and wood effect laminate flooring.

Bedroom 3

2.29m x 1.74m (7' 6" x 5' 9") UPVC double glazed window to the front, fitted furniture, radiator and wood effect laminate flooring.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

Outside

To the front of the property are gravel beds. A paved driveway running alongside the property provides ample off road parking leading to the detached garage measuring 5.08m x 2.54m with hinged door and power. The low maintenance rear garden comprises a paved patio, artificial lawn and is enclosed by timber fencing to the perimeter with gated access to the side.