

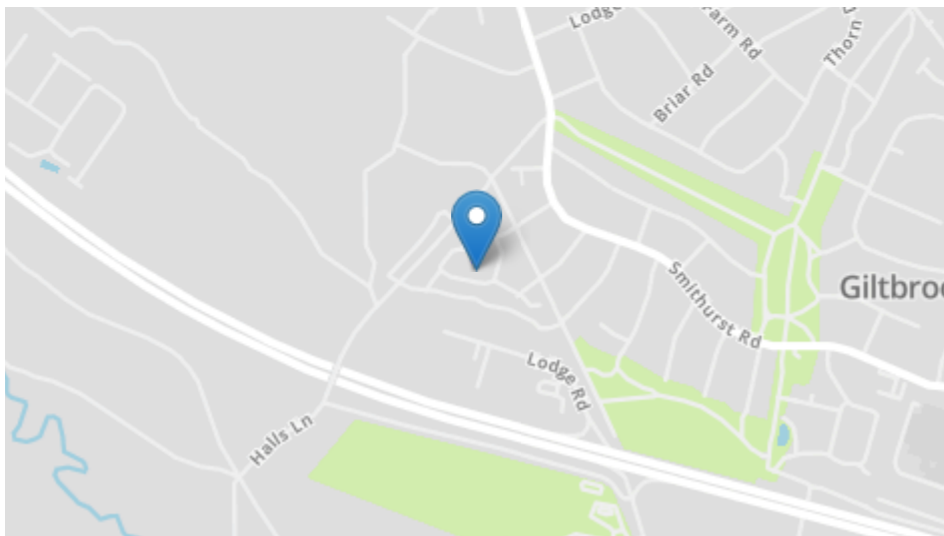
Wessex Drive, Giltbrook, NG16 2YP

Offers Over £270,000



Wessex Drive, Giltbrook, NG16 2YP

Offers Over £270,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	
(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	



- 3 Storey Semi Detached Home
- 4 Bedrooms
- En Suite & Family Bathroom
- Downstairs WC
- Off Road Parking & Garage
- Private Enclosed Rear Garden
- Corner Plot
- Short Drive To Eastwood & Kimberley Town Centres
- Excellent Road & Public Transport Links
- Favoured School Catchments

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 - 28446858

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



**\*\*\*THREE STOREY LIVING\*\*\*** Located on the popular 'Smithurst' estate in Giltbrook, a well presented four bedroom semi-detached family home set across three floors, on a corner plot. Benefiting from a generous lounge, two bathrooms including en-suite to primary bedroom, driveway and garage. Briefly comprising; entrance hallway, downstairs wc, dining kitchen, lounge. To the first floor, three bedrooms and bathroom, and to the second floor, primary bedroom and en-suite. Outside, the property is located on a corner plot, with a driveway and garage to the rear, and a privately enclosed rear garden. Located in Giltbrook, the property lies close to a range of amenities including the Ikea retail park, excellent road links giving access to Nottingham, and Eastwood town centre which caters for all day to day needs, whilst families appreciate the favoured local schools. Contact Watsons to arrange a viewing.

## Ground Floor

### Entrance Hall

Entrance door to the front, stairs to the first floor and doors to the WC and lounge.

### WC

WC, pedestal sink unit, radiator and obscured uPVC double glazed window to the side.

### Lounge

4.98m x 3.38m (16' 4" x 11' 1") UPVC double glazed window to the rear, radiator and door to the garage.

### Dining Kitchen

5.4m x 2.92m (17' 9" x 9' 7") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include waist height electric oven & 5 ring gas hob with extractor over. UPVC double glazed bay window to the front, radiator.

## First Floor

### Landing

Airing cupboard housing the hot water tank, stairs to the second floor and doors to bedrooms 2, 3 & 4 and family bathroom.

### Bedroom 2

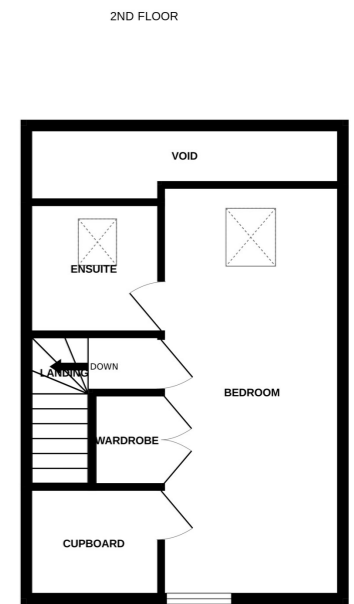
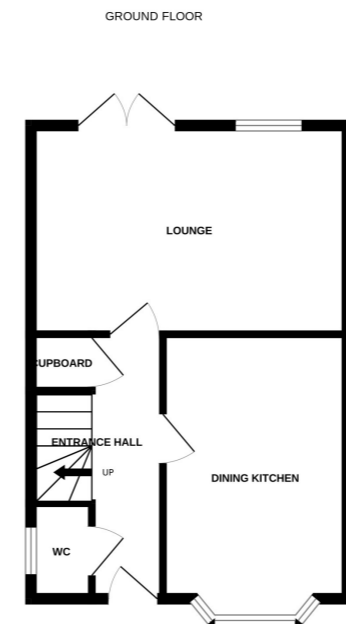
4.23m x 2.93m (13' 11" x 9' 7") UPVC double glazed window to the rear and radiator.

### Bedroom 3

3.73m x 2.97m (12' 3" x 9' 9") UPVC double glazed window to the front and radiator.

### Bedroom 4

3.5m x 1.98m (11' 6" x 6' 6") UPVC double glazed window to the rear 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.  
Made with Metropix ©2024

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Radiator.

## Second Floor

### Landing

Door to the primary bedroom.

### Primary Bedroom

6.45m x 2.98m (21' 2" x 9' 9") UPVC double glazed window to the front & velux window to the rear, fitted wardrobe and radiator. Door to the en suite.

### En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Chrome heated towel rail and velux window.

### Outside

To the front of the property are flower bed borders with a range of plants & shrubs. To the rear of the property a tarmac driveway provides off road parking for 1 car leading to the detached single garage with up & over door and power. To the side of the property are flower bed borders with a range of plants & shrubs. The private enclosed rear garden comprises a paved patio, turfed lawn and is enclosed by wall & timber fencing to the perimeter with gated access to the side.