

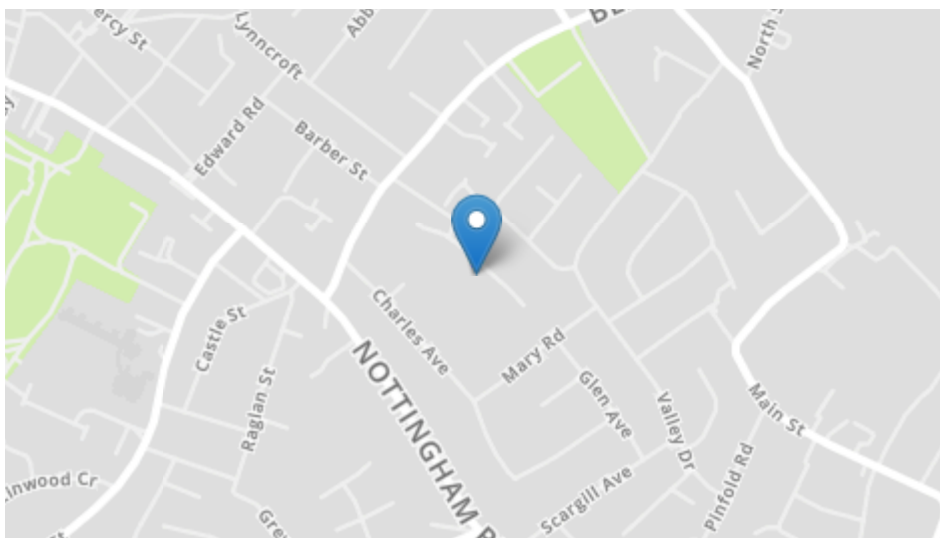
Hilltop Rise, Newthorpe, Nottingham, NG16 2GD

£350,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	76	86
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Family Bathroom, En Suite & Downstairs WC
- Driveway & Garage
- Excellent Road & Public Transport Links
- Sought After Location
- Well Presented Throughout

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 - 26589350

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

0115 938 5577
 8am-8pm - 7days



*** IMMACULATE THROUGHOUT *** COULD THIS BE YOUR FOREVER FAMILY HOME! *** Situated on a sought after residential development, this executive detached house boasts a wealth of accommodation throughout and would make the perfect 'forever home'. The accommodation briefly comprises; entrance hall, WC, lounge, breakfast kitchen and a separate study/dining room which could be used as a play room or ground floor bedroom. On the first floor, the landing leads to the family bathroom and four good size bedrooms, with bedroom 1 benefiting from an en-suite shower room. Outside, the established rear garden enjoys a good level of privacy and comprises of a lawn with a patio area and timber fencing to the perimeter. To the front of the property a driveway provides off road parking and leads to the integral single garage. The property sits among similar executive style homes with a number of amenities nearby. Eastwood Town Centre & Giltbrook Retail Park are just half a mile away and nearby Schools include Greasley Beauvale Primary & Hall Park Academy. For buyers that need to commute, key roads such as A610 & A608 - leading to Junctions 26 & 27 of the M1 - are both just a short drive away. For more information or to book your viewing, call our team.

Entrance Hall

UPVC double glazed entrance door to the front, stairs to the first floor, under stairs storage and doors to the WC, lounge, study and dining kitchen.

WC

2.04m x 1.13m (6' 8" x 3' 8") WC, pedestal sink unit, radiator and obscured uPVC double glazed window to the side.

Lounge

5.26m x 3.27m (17' 3" x 10' 9") UPVC double glazed bay window to the front and radiator.

Study

3.25m x 2.89m (10' 8" x 9' 6") UPVC double glazed French doors to the rear garden and radiator. Currently used as a salon, but as a multitude of uses eg dining room/ playroom / home office /study.

Dining Kitchen

4.14m x 3.38m (13' 7" x 11' 1") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated appliances to include an electric oven, 5 ring gas hob with extractor over. Plumbing for washing machine and dishwasher, uPVC double glazed window to the rear, radiator and door to the side.

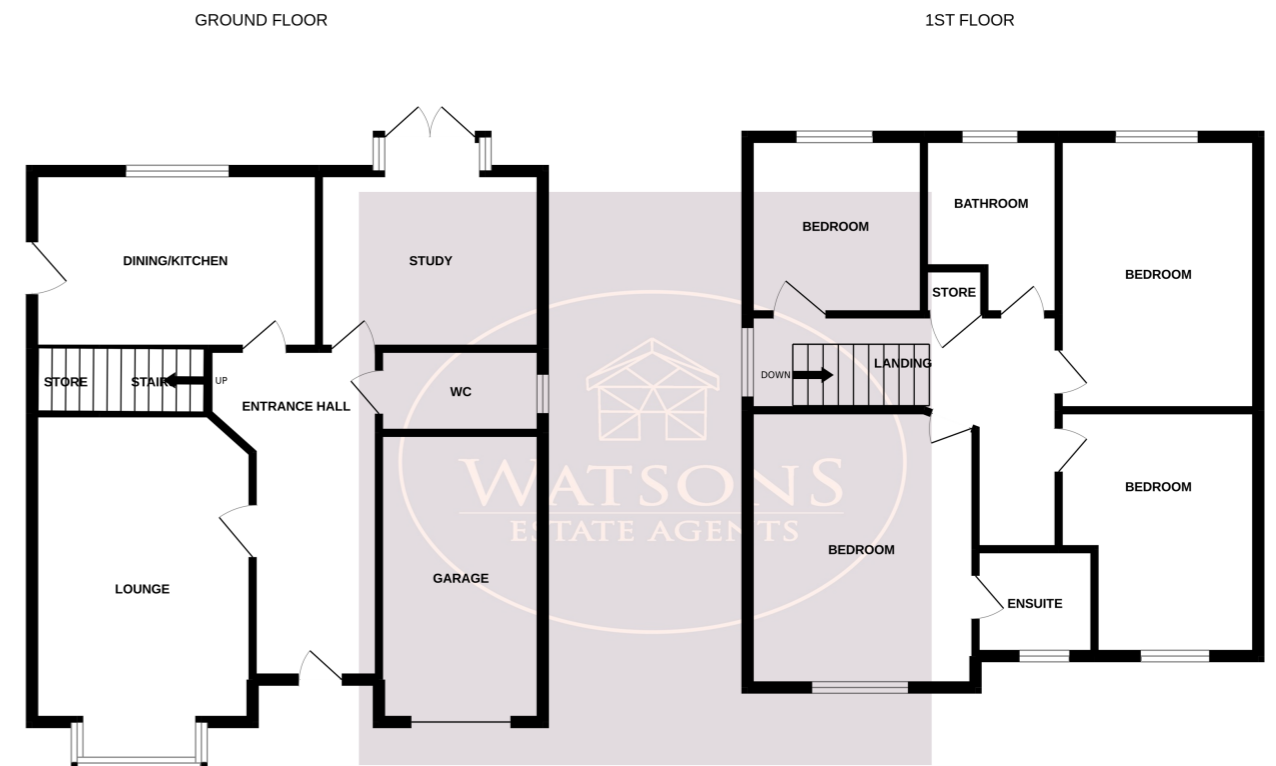
First Floor

Landing

UPVC double glazed window to the side, airing cupboard, access to the attic (partly boarded) and doors to all bedrooms and bathroom.

Primary Bedroom

4.39m x 3.45m (14' 5" x 11' 4") UPVC double glazed window to the front, radiator and door to the en suite.



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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En Suite

1.99m x 1.58m (6' 6" x 5' 2") 3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Radiator and obscured uPVC double glazed window to the front.

Bedroom 2

3.94m x 3.18m (12' 11" x 10' 5") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.39m x 3.03m (11' 1" x 9' 11") UPVC double glazed window to the front and radiator.

Bedroom 4

2.52m x 2.43m (8' 3" x 8' 0") UPVC double glazed window to the rear and radiator.

Bathroom

2.45m x 1.98m (8' 0" x 6' 6") 3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Radiator and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a well maintained lawn. A tarmac driveway provides ample off road parking leading to the integral garage with up & over door, light and power. The rear garden offers a good level of privacy and comprises a paved patio, flower bed borders and timber summer house with power. The garden is enclosed by timber fencing to the perimeter with gated access to the side.