

Garner Road, Giltbrook, NG16 2WT

£260,000

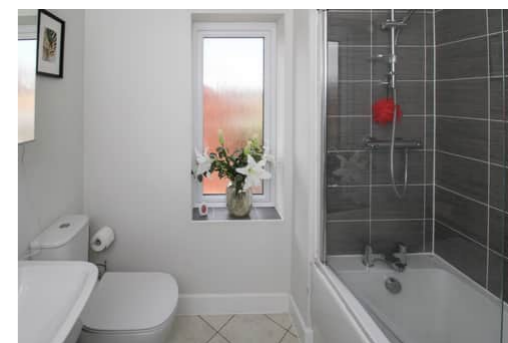


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		94
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 3 Bedrooms
- En Suite To Primary Bedroom
- Downstairs WC & Utility Area
- Off Road Parking
- Private Rear Garden
- Walking Distance From Amenities
- No Upward Chain

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 - 26274551

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



\*\*\* SIMPLY STUNNING \*\*\* This beautifully presented detached home has all the features you'd want in a long term family home, providing both space and functionality. Tucked away at the end of a quiet cul-de-sac in Giltbrook, there is easy access to a range of amenities including favoured school catchments, as well as easy access to the M1 motorway. The accommodation itself comprises: entrance hall, lounge, dining kitchen running across the rear with separate utility area - french doors lead out to the rear garden which is fairly low maintenance and offers a high level of privacy. To the first floor, the landing gives access to three bedrooms (en suite to primary bedroom) and family bathroom. A tarmac driveway running alongside the property provides good off street parking. Viewing is HIGHLY RECOMMENDED, so call our sales team now to arrange a viewing.

## Ground Floor

### Entrance Hall

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

### Lounge

4.2m x 3.96m (13' 9" x 13' 0") UPVC double glazed window to the front, radiator and door to the dining kitchen.

### Dining Kitchen

4.04m x 3.85m (13' 3" x 12' 8") A range of matching high gloss wall & base unites, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: waist height electric oven & gas hob with extractor over, fridge freezer and dishwasher. UPVC double glazed window to the rear, ceiling spotlights, radiator, open to the utility area and French doors leading to the rear garden.

### Utility Area

2.57m x 1.36m (8' 5" x 4' 6") A range of matching high gloss wall & base units, integrated washing machine, uPVC double glazed window to the rear and door to the WC.

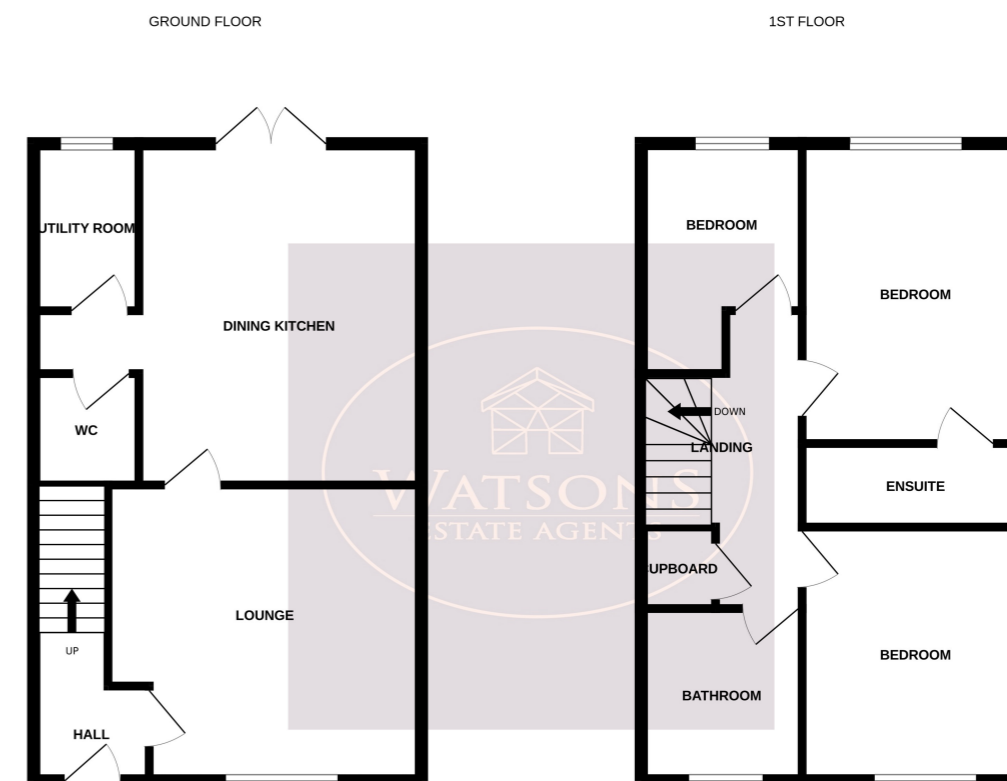
### WC

WC, pedestal sink unit and chrome heated towel rail.

## First Floor

### Landing

Airing cupboard housing the combination boiler, access to the attic partly boarded, ceiling mounted air filter and radiator. 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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### Primary Bedroom

3.57m x 3.06m (11' 9" x 10' 0") UPVC double glazed window to the rear, radiator and door to the en suite.

### En Suite

3 piece suite in white comprising WC, wall mounted sink and shower cubicle. Chrome heated towel rail, extractor fan, ceiling spotlights and obscured uPVC double glazed window to the side.

### Bedroom 2

3.32m x 3.05m (10' 11" x 10' 0") UPVC double glazed window to the front and radiator.

### Bedroom 3

2.46m x 2.15m (8' 1" x 7' 1") UPVC double glazed window to the rear and radiator.

### Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath with mains fed shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the front.

### Outside

To the front of the property and running alongside is a tarmac driveway with parking for 2 cars. The rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, external tap & power point and is enclosed by timber fencing to the perimeter with gated access to the side.