

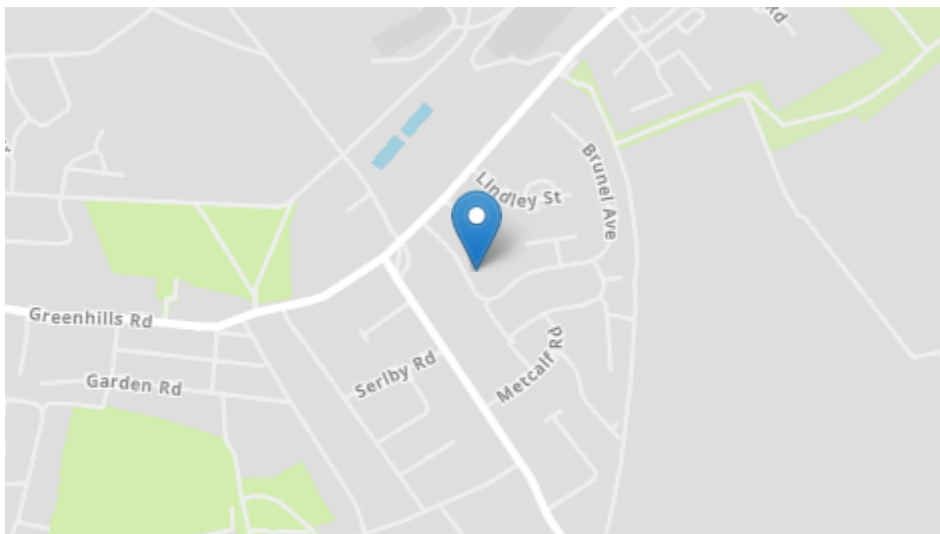
Brunel Avenue, Newthorpe, NG16 3NH

£325,000



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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 - 27832802

Our Seller says....

- Detached House
- 4 Bedrooms
- Spacious Lounge
- Open Plan Kitchen & Dining Room
- Utility Room & Downstairs WC
- Large Driveway, Car Port & Garage
- Generous Rear Garden
- Close Proximity to Eastwood Town Centre

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



*** LARGE GARDEN, SECURE PARKING AND FOUR BEDROOMS! *** These are just 3 of the reasons that you should view this charming 4 bedroom detached family home. You will not believe your eyes when you see the garden and space that this property affords. Internally the extended accommodation boasts an entrance hallway, spacious living room, dining room opening into a kitchen with utility room and downstairs WC, access to the garage from the inside, 4 bedrooms and a family bathroom. Parking is served by a generous private driveway which leads to a garage and carport both with electric doors plus double gates to secure parking for caravans/motorhomes. Located in a desirable area with easy access to Eastwood, Giltbrook and Kimberley and great for schools and road networks. Having never been offered for sale before this is your only opportunity to secure a great family home so call us now to book your viewing!

Ground Floor

Entrance Hall

UPVC entrance door to the front, uPVC double glazed window to the side, radiator, door to the lounge and stairs to the first floor.

Lounge

6.49m x 3.43m (21' 4" x 11' 3") UPVC double glazed window to the front, fireplace, 2 radiators, sliding patio doors to the rear garden and door to the dining room.

Dining Room

3.48m x 2.88m (11' 5" x 9' 5") UPVC double glazed window to the side, radiator, under stairs storage cupboard, door to the garage and opening to the kitchen.

Kitchen

4.4m x 2.14m (14' 5" x 7' 0") A range of shaker style matching wall & base units with worksurfaces incorporating an inset 1.5 bowl sink and drainer unit, gas hob with extractor over, integrated double electric oven, plumbing for dishwasher, ceiling spotlights, radiator, uPVC double glazed windows to the front & side, door to the utility room, opening to the dining room.

Utility Room

A range of matching base units with worksurfaces, plumbing for washing machine, space for tumble dryer, doors to the kitchen, WC and front garden, uPVC double glazed window to the side.

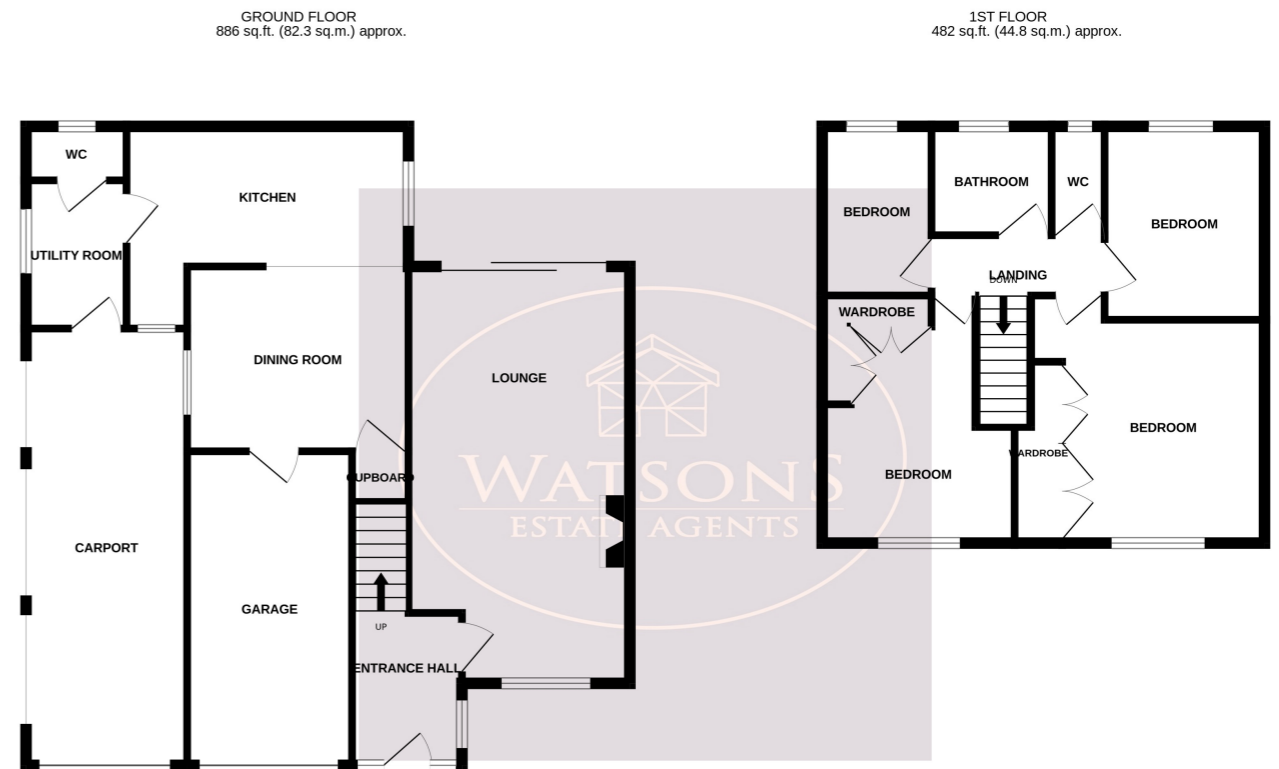
WC

WC, wall mounted sink, chrome heated towel rail and obscured uPVC double glazed window to the rear.

First Floor

Landing

Doors to all bedrooms, bathroom and WC, access to the partly boarded attic.



TOTAL FLOOR AREA: 1368 sq.ft. (127.1 sq.m.) approx.
 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

3.85m x 3.48m (12' 8" x 11' 5") UPVC double glazed window to the front, radiator and fitted wardrobes.

Bedroom 2

3.85m x 2.49m (12' 8" x 8' 2") UPVC double glazed window to the front, radiator, fitted wardrobe housing the combination boiler.

Bedroom 3

3.05m x 2.49m (10' 0" x 8' 2") UPVC double glazed window to the rear and radiator.

Bedroom 4

2.88m x 1.62m (9' 5" x 5' 4") UPVC double glazed window to the rear and radiator.

WC

WC, obscured uPVC double glazed window to the rear.

Bathroom

White 2 piece suite comprising of pedestal sink and panelled bath with mains fed shower over, chrome heated towel rail, ceiling spotlights, tiled floor, obscured uPVC double glazed window to the rear.

Outside

To the front of the property are flower bed boarders with a range of plants & shrubs, turfed lawn, a paved driveway leading to the car port and garage with lighting, power and electric up & over doors, double gates lead to a separate parking area with space for a caravan. The rear garden is enclosed by timber fencing & hedges, and comprises of paved patio area, turfed lawn, timber shed, flower bed boarders with a range of plants & shrubs, summer house, and decking area with greenhouse.