

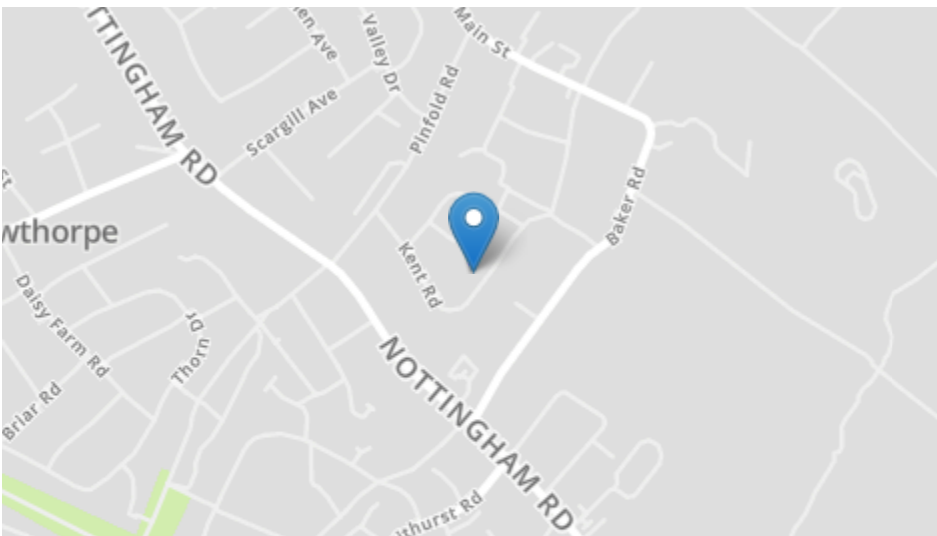
Kent Road, Giltbrook, NG16 2FW

Guide Price £230,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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- Extended Semi Detached House
- 4 Double Bedrooms
- 2 Reception Rooms
- Downstairs Wet Room & Upstairs Bathroom
- Generous Breakfast Kitchen
- Off Road Parking
- Private Rear Garden
- Excellent Road & Public Transport Links

Our Seller says....

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.



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*** GUIDE PRICE £230,000 - £240,000 *** MORE THAN MEETS THE EYE *** This semi detached house in Giltbrook has been extended to the rear and side providing spacious and versatile living accommodation. The property in brief comprises to the ground floor; entrance area with stairs to the first floor, lounge, dining room, kitchen with breakfast bar and island, also a ground floor bedroom/ study and wetroom. To the first floor a landing giving access to three double in size bedrooms and a spacious three piece bathroom suite. To the outside a front garden with driveway providing off road parking and to the rear an enclosed garden with decking, lawn and patio areas. The property is conveniently located within half a mile of a wide range of amenities including convenience stores, cafes and public services. More shopping facilities can be found at Giltbrook Retail Park, Eastwood and Kimberley Town Centres both just a short drive away. Public transport links are excellent with bus stops just a few minutes walk away and including routes to Nottingham City Centre amongst other destinations. Key roads include the A610, which leads to Junction 26 of the M1.

Ground Floor

Lounge

5.07m (4.22m min) x 3.93m (16' 8" x 12' 11") UPVC double glazed entrance door and window to the front, electric fire with fire place surround, stairs to the first floor, under stairs storage, radiator, open plan to the dining room and door to bedroom 4/study.

Dining Room

3.33m x 2.71m (10' 11" x 8' 11") Wood effect laminate flooring, radiator, door to the breakfast kitchen and sliding patio door to the rear garden.

Dining Kitchen

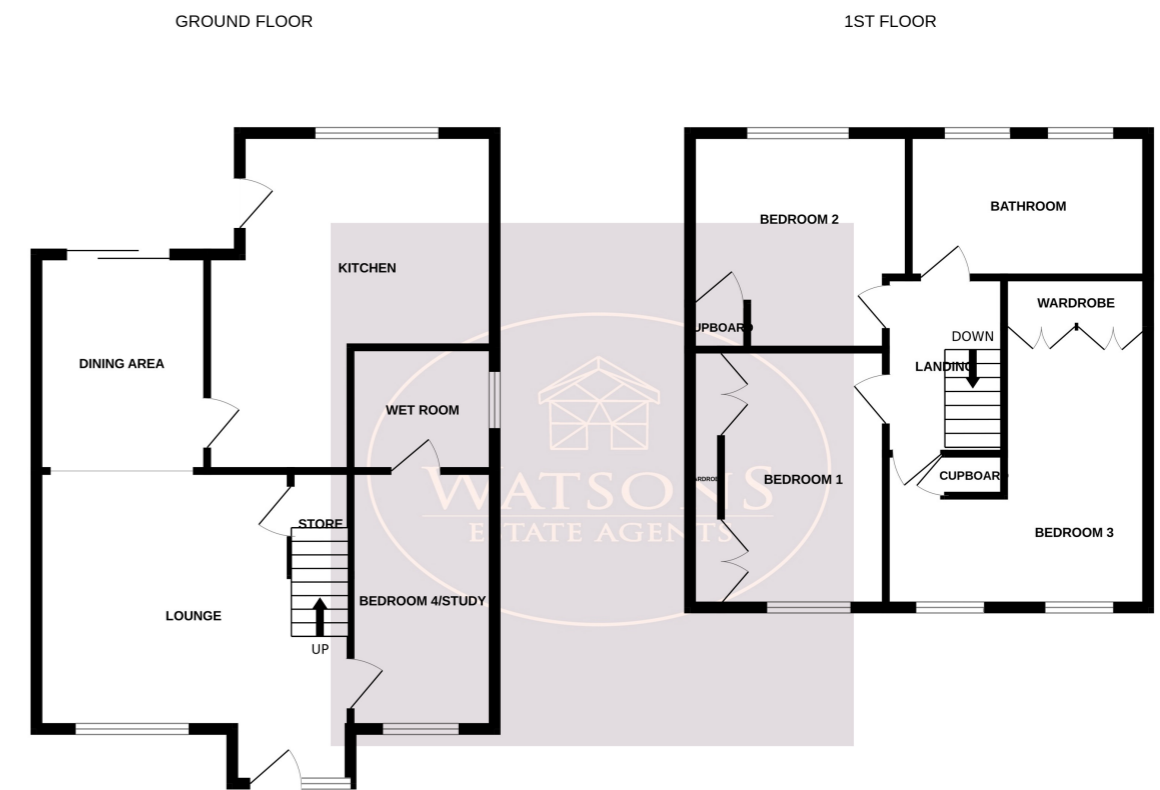
5.22m (4.74m min) x 3.75m (17' 2" x 12' 4") A range of matching wall & base units, work surfaces incorporating a circular stainless steel sink & drainer unit. Space for Range style cooker with extractor over, plumbing for dishwasher and washing machine, wall mounted combination boiler, breakfast bar, central island offering further storage space, tiled flooring, radiator and ceiling spotlights. UPVC double glazed window to the rear and door to the rear garden.

Bedroom 4/ Study

3.95m x 2.23m (13' 0" x 7' 4") UPVC double glazed window to the front, radiator and door to the wet room.

Wet Room

Fully tiled wet room comprising: WC, wall mounted sink and wall mounted electric shower. Radiator, extractor fan and obscured uPVC double glazed window to the side.



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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First Floor

Landing

Access to the attic (partly boarded with drop down ladder) and doors to bedrooms 1, 2 & 3 and bathroom.

Bedroom 1

4.05m x 3.02m (13' 3" x 9' 11") UPVC double glazed window to the front, fitted wardrobes and radiator.

Bedroom 2

3.36m x 3.02m (11' 0" x 9' 11") UPVC double glazed window to the rear, built in wardrobe and radiator.

Bedroom 3

L Shaped - 4.49m x 2.22m (14' 9" x 7' 3") 5.13m (to the back of the wardrobes) x 2.19m - 2 UPVC double glazed windows to the front, fitted wardrobes, radiator and ceiling spotlights.

Bathroom

Fully tiled bathroom comprising: WC, pedestal sink unit and fitted Whirlpool bath. 2 obscured uPVC double glazed windows to the rear, chrome heated towel rail, radiator, ceiling spotlights and extractor fan.

Outside

To the front of the property is a lawned garden with a range of plants & shrubs and paved driveway providing off road parking for 2 cars. The rear garden comprises a timber decking section, lawn, a range of plants & shrubs and timber shed. The garden is enclosed by timber fencing to the perimeter.