

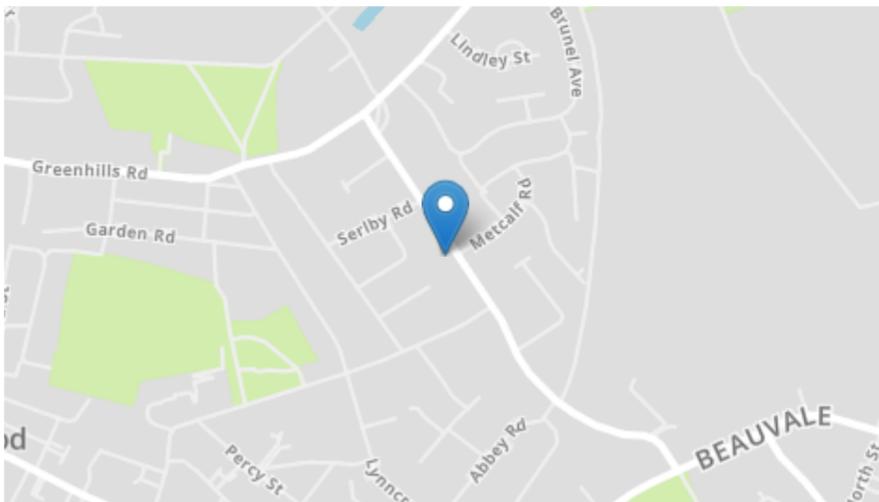
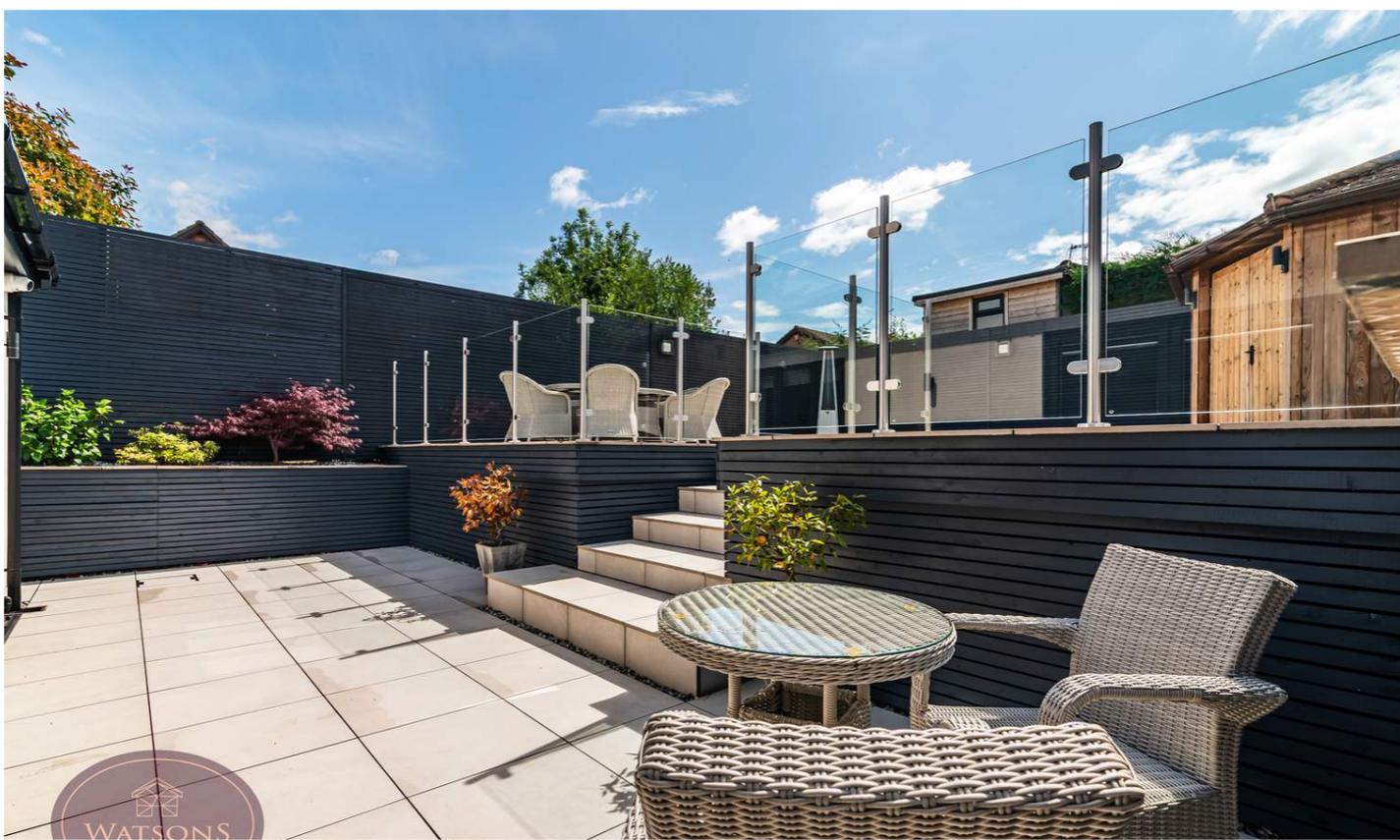
Mill Road, Newthorpe, NG16 3QG

Offers Over £450,000

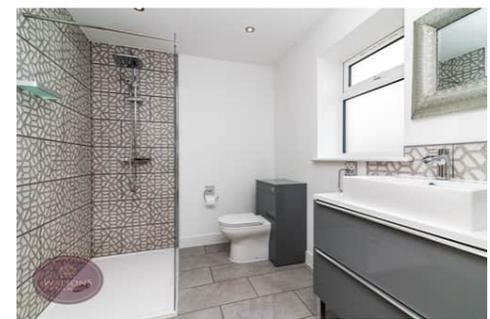


Mill Road, Newthorpe, NG16 3QG

Offers Over £450,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(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			
		<b>79</b>	<b>86</b>
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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 - 30095095

Our Seller says....

- Detached Modern Bungalow
- 3 Double Bedrooms
- Open Plan Lounge & Dining Area
- Modern Breakfast Kitchen
- Two En Suites & Sleek Family Bathroom
- Utility
- Immaculately Presented Throughout
- Stylish Low Maintenance Rear Garden
- Ample Private Off Road Parking
- High Quality Finish

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



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**\*\* STYLISH, INDIVIDUAL LIVING ON ONE FLOOR! \*\*\*** This truly amazing, recently constructed 3 bedroom detached bungalow was built to a very high standard with a 'no expense spared' attitude towards its build and fitting out. Occupying a very private plot set back from the road behind private gates this stunning home boasts, light, airy and spacious open plan living accommodation comprising; a large open plan living/kitchen/dining space with a separate utility room and a comprehensive range of integrated appliances, master bedroom with en-suite, guest bedroom with a further en-suite, bedroom 3 and a family bathroom. A private garden enjoys a sunny SOUTH EAST facing aspect and has porcelain terraces with glass and stainless steel balustrades, an ample private driveway leads to parking/turning area. This bespoke home is located in a very desirable area with great access to many amenities including schools, public transport, local shops and excellent road links! A one off opportunity to purchase a one off home! Call us today to book your viewing.

## Ground Floor

### Dining Lounge & Kitchen

8.37m x 12.32m x 8.20m (40' 5" x 26' 11" x 27' 6") Composite entrance door to the front, doors to utility, bathroom and bedrooms. Luxury vinyl flooring with under floor heating and radiators. A range of wall and base units, with solid oak worksurfaces incorporating an inset 1.5 resin granite sink and drainer unit. Integrated appliances including waist height double electric oven & grill, induction hob with extractor over, washing machine and wine cooler. Breakfast bar, ceiling spotlights, uPVC double glazed window to the front and bifold doors to rear garden.

### Utility

A range of base units with solid oaks with plumbing for washing machine & dryer, luxury vinyl flooring, ceiling spotlights and door to outside.

### Bathroom

White 3 piece suite comprising wc, vanity sink with storage under, panel bath with electric shower over. Ceiling spotlights, partially tiled walls and tiled walls.

### Bedroom 1

5.39m x 4.88m (17' 8" x 16' 0") UPVC double glazed window to the front and side, radiator, underfloor heating and door to ensuite.

### En Suite

White 3 piece suite comprising of wc, vanity sink with storage under and mains fed walk in shower. Chrome heated towel rails, ceiling spotlights, tiled flooring and partially tiled walls and obscured uPVC double glazed window to the side.

### Bedroom 2

4.40m x 4.37m (14' 5" x 14' 4") UPVC double glazed window to the side, underfloor heating and door to ensuite.

### En Suite 2

White 3 piece suite comprising of wc, vanity sink with storage under and mains fed walk in shower. Chrome heated towel rails, ceiling spotlights, tiled flooring and partially tiled walls and obscured uPVC double glazed window to the side.

### Bedroom 3

3.19m x 3.12m (10' 6" x 10' 3") UPVC double glazed window to the rear, radiator and underfloor heating.

### Outside

The front of the property features a large block paved parking area, with side access to the rear garden and enclosed by wooden slatted fencing. The rear garden features porcelain tiled seating area with steps up to a raised Terrace area with porcelain tiles and glass panelling, turfed lawn to the side and timber and brick lockable structure fitted with power. All constructed and completed to a high standards, and enclosed by wooden slatted fencing.