

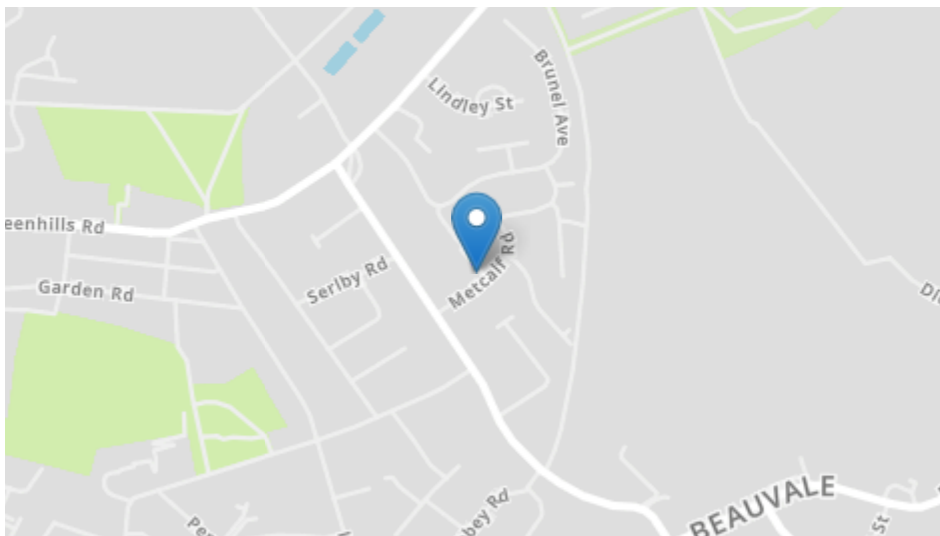
Metcalf Road, Newthorpe, NG16 3NL

£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	76	80
(55-68)	D		
(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 Plus Study
- 2 Reception Rooms
- 2 En Suite Bathrooms & Family Bathroom
- Conservatory
- Driveway & Detached Double Garage
- Short Drive To Eastwood Town Centre
- Popular Residential Location

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 - 25117116

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.

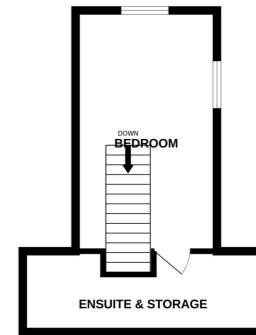
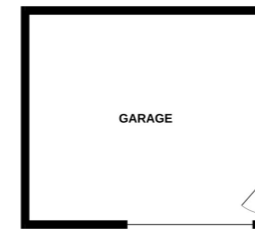


40 Main Street, Kimberley, NG16 2LY

www.watsons-residential.co.uk

0115 938 5577

8am-8pm - 7days



*** A WEALTH OF ACCOMMODATION *** Located on a popular road in Newthorpe, this substantial family home provides an abundance of space and versatility throughout as well as stunning countryside right on the doorstep. With generous living accommodation spanning across three floors, this property is certainly not short of space and would make the perfect forever home. Accommodation briefly comprises to the ground floor; entrance hall, fitted kitchen, dining room, lounge and conservatory. To the first floor you will find bedroom two, family shower room, study with doors off to the primary bedroom and fourth bedroom. To the second floor there is a further bedroom with three piece en suite. The rear of the property is accessed via electric gates, there is fantastic size garden in addition to a double garage, summer house and ample off road parking. For those that like to entertain, this garden has a huge amount of privacy perfect for those summer months. The property within a residential area popular with families and young professionals. Dog owners will also love the proximity to Colliers wood and nature reserve and for the day to day essentials, the shops, amenities, public services & transport links in Eastwood Town Centre are located just over half a mile away. For more information, or to book your viewing appointment, call our team - 01159385577

Ground Floor

Entrance Hall

Composite entrance door to the side, radiator, stairs to the first floor and doors to the lounge and kitchen.

Kitchen

4.98m x 3.1m (16' 4" x 10' 2") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Plumbing for washing machine, dishwasher & tumble dryer, space for cooker, under stairs storage cupboard, radiator and 2 uPVC double glazed windows to the front.

Dining Area

5.15m x 3.64m (16' 11" x 11' 11") Radiator, open plan through to the lounge.

Lounge

5.13m x 3.53m (16' 10" x 11' 7") Radiator and uPVC double glazed patio door leading to the conservatory.

Conservatory

3.42m x 2.61m (11' 3" x 8' 7") Brick & uPVC double glazed construction, tiled flooring and French doors to the rear garden.

First Floor

Landing

Door to the stairs to the attic room. Doors to study leading to the primary bedroom and bedroom 4 and doors to bedroom 2 and shower room.

Study

2.58m x 2.38m (8' 6" x 7' 10") Radiator and doors to primary bedroom and bedroom 4.

Primary Bedroom

5.22m x 2.75m (17' 2" x 9' 0") UPVC double glazed window to the rear, wardrobe and radiator. Door to the en suite.

En Suite

3 piece suite comprising WC, pedestal sink unit and corner bath. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the side.

Bedroom 2

3.71m max x 2.94m (12' 2" x 9' 8") UPVC double glazed window to the front, fitted wardrobe and radiator.

Bedroom 4

2.66m x 2.22m (8' 9" x 7' 3") UPVC double glazed window to the rear and radiator.

Shower Room

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Chrome heated towel rail, airing cupboard and obscured uPVC double glazed window to the front.

Second Floor

Attic Bedroom

5.02m x 3.00m (16' 6" x 9' 10") UPVC double glazed window to the rear, eaves storage, ceiling spotlights and radiator.

En Suite

5.12m x 1.7m (16' 10" x 5' 7") 3 piece suite in white comprising WC, pedestal sink unit and bath. Storage cupboard, extractor fan and combination boiler.

Outside

The front of the property is palisaded by brick and wrought iron fencing. The rear garden offers a good level of privacy and comprises a paved patio, well maintained lawn, timber built shed and summer house. A driveway which is secured by double electric gates, is access via Hackworth Close provides ample off road parking and leads to the double detached garage.

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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