

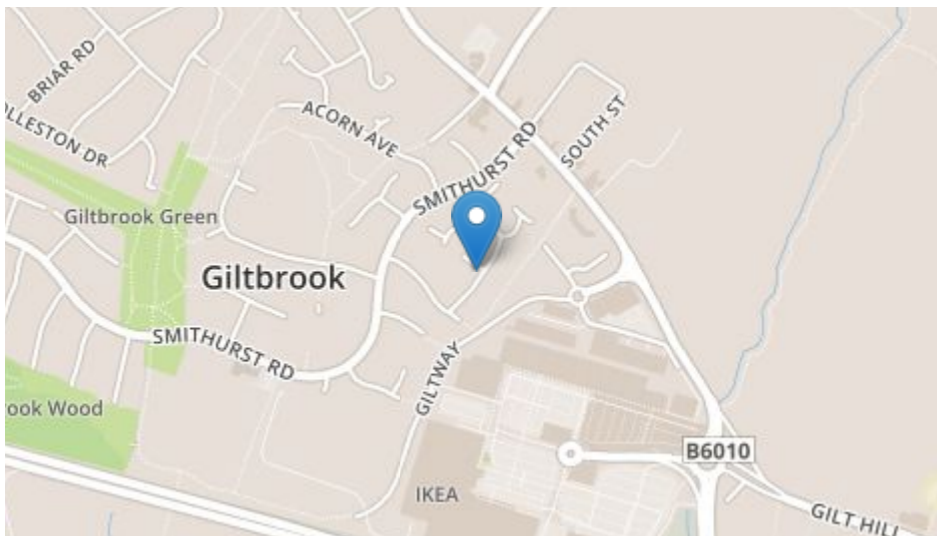
Catkin Drive, Giltbrook, NG16 2UB

Guide Price £180,000



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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 - 18240690



- Semi Detached House
- 3 Bedrooms
- Open Plan Lounge & Dining Area
- Utility Room
- Driveway & Garage
- Well Presented Throughout
- Popular Residential Location
- 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.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** GUIDE PRICE £180,000 -£190,000 *** This 3 bedroom semi detached is located in a sought after residential area popular with families and buyers starting out on the property ladder. The accommodation comprises in brief; entrance hall, utility room, kitchen and open plan lounge diner with log burner. On the first floor, the landing leads to the 3 bedrooms and the family bathroom, which is fitted with a modern white suite. Outside, the rear garden, comprises of a large paved patio area, lawn and fencing to the perimeter. The garden enjoys a tree lined outlook and offers an excellent level of privacy. To the front of the property, a driveway provides off road parking and leads to a garage with up and over door and access to the utility room. Recreational parks and schools are all within easy reach and both Eastwood & Kimberley Town Centres are just a short drive away. Giltbrook retail parking is within walking distance and nearby road and transport links include the A610, which leads to junction 26 of the M1. For more information, or to book your viewing, call our team.

Ground Floor

Entrance Hall

UPVC double glazed entrance door, stairs to the first floor, tiled flooring, radiator and door to the utility room, and doorways to the kitchen and lounge.

Lounge

4.79m x 3.9m (15' 9" x 12' 10") Under stairs storage cupboard, multi fuel burner with tiled back and sandstone hearth, radiator and open plan to the dining area.

Dining Area

3.41m x 2.16m (11' 2" x 7' 1") Lead lined uPVC double glazed window to the side, 2 velux windows, radiator and sliding patio door to the rear garden.

Kitchen

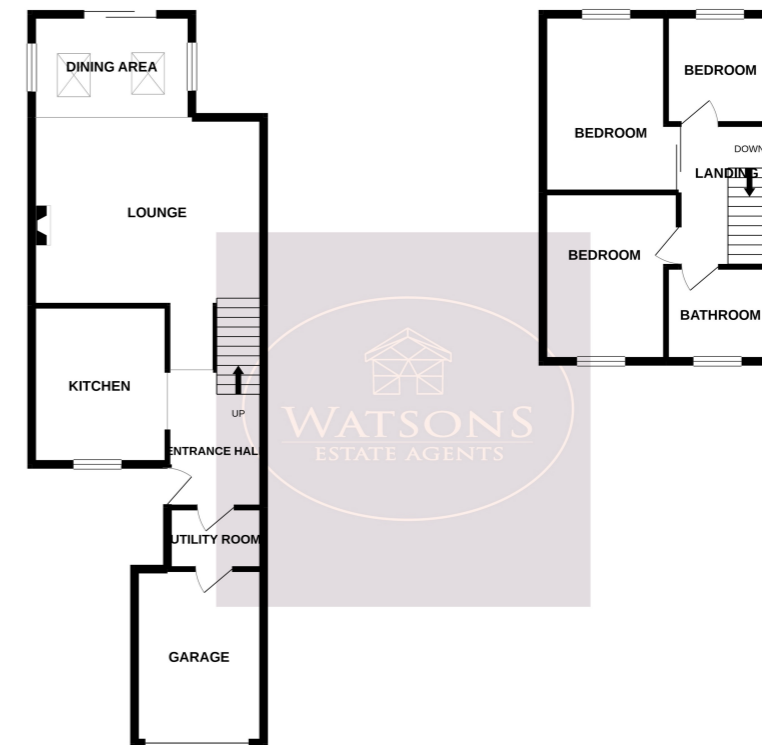
3.22m x 2.91m (10' 7" x 9' 7") A range of matching high gloss wall & base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit. Plumbing for dishwasher, space for 8 range style cooker with extractor over, space for American style fridge freezer and uPVC double glazed window to the rear.

Utility Room

2.51m x 1.67m (8' 3" x 5' 6") Plumbing for washing machine, wall mounted combination boiler and door to the garage.

GROUND FLOOR

1ST FLOOR



WATSONS
ESTATE AGENTS

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 illustration 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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Second Floor

Landing

Storage cupboard and doors to all bedrooms and bathroom.

Bedroom 1

3.68m x 2.37m (12' 1" x 7' 9") Lead lined uPVC double glazed window to the rear.

Bedroom 2

3.43m x 2.63m (11' 3" x 8' 8") Lead lined uPVC double glazed window to the front, radiator and access to the attic.

Bedroom 3

2.34m x 1.99m (7' 8" x 6' 6") Lead lined uPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Chrome heated towel rail and lead lined obscured uPVC double glazed window to the front.

Outside

To the front of the property a paved driveway provides off road parking for several cars and leads to the garage which measures 3.62m x 2.62m with up & over door, light & power. The rear garden comprises of a large paved patio area, lawn and fencing to the perimeter with gated access to the front. The garden enjoys a tree lined outlook and offers an excellent level of privacy.