

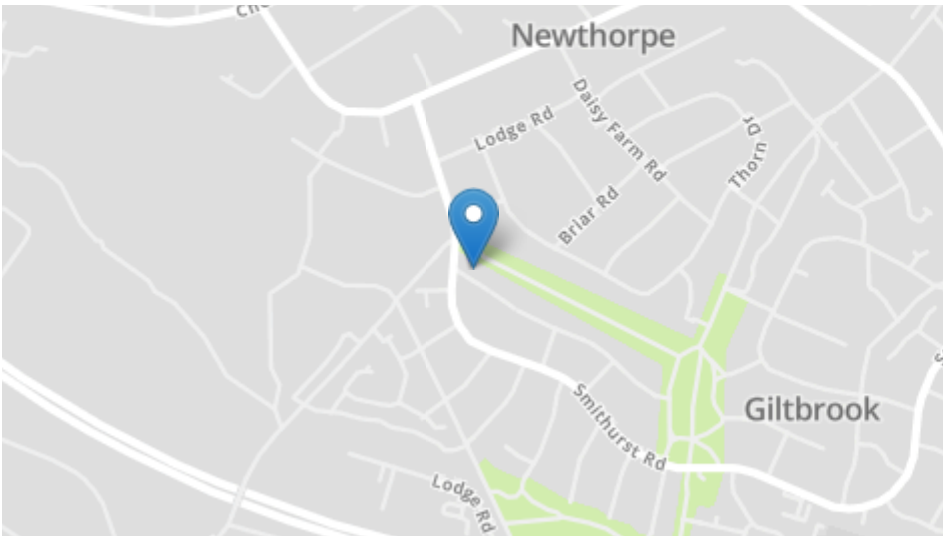
Mercia Close, Giltbrook, NG16 2XF

Offers Over £300,000



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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	75	80
	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 - 29549643



- Extended Semi Detached Family Home
- 3 Bedrooms
- 3 Reception Rooms
- Downstairs Shower Room
- Conservatory
- Off Street Parking
- Favoured School Catchment
- 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
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*** SPACE AND VERSATILITY *** This deceptively spacious three bedroom semi detached home in Giltbrook has much more than meets the eye, having been extended to create three reception rooms, two bathrooms and a conservatory. Previously a four bedroom property, now three spacious bedrooms are on offer, with the option to easily turn it back into a four bedroom property, depending on your needs. The rear garden backs onto a rural walkway and a nearby play park makes this a great option for families with children and pets. The accommodation itself comprises in brief: lounge, dining room, kitchen, family room with a utility area and downstairs shower room. The first floor landing leads to the spacious primary bedroom with a range of fitted furniture, a further two double bedrooms and the modern family bathroom. Outside, there is ample off street parking available to the front and the low maintenance rear garden is privately enclosed with a timber decked seating area and artificial lawn. Families with children and pets will really appreciate the nearby park and the local primary school is rated 'good' by OFSTED. To book your viewing appointment on this family favourite, call Watsons on 01159385577.

Ground Floor

Entrance

UPVC double glazed entrance door with up down lights to the sides, stairs to the first floor and door to lounge.

Lounge

4.42m x 3.48m (14' 6" x 11' 5") UPVC double glazed window to the front, ceiling spotlights and radiator. Door to the dining room.

Dining Room

3.05m x 2.31m (10' 0" x 7' 7") Tiled flooring, ceiling spotlights and radiator. Archway through to the kitchen, opening into the conservatory.

Conservatory

3.49m x 2.45m (11' 5" x 8' 0") Brick & uPVC construction, with insulated roof with French doors to the rear garden, tiled flooring, LED wall lights and radiator.

Kitchen

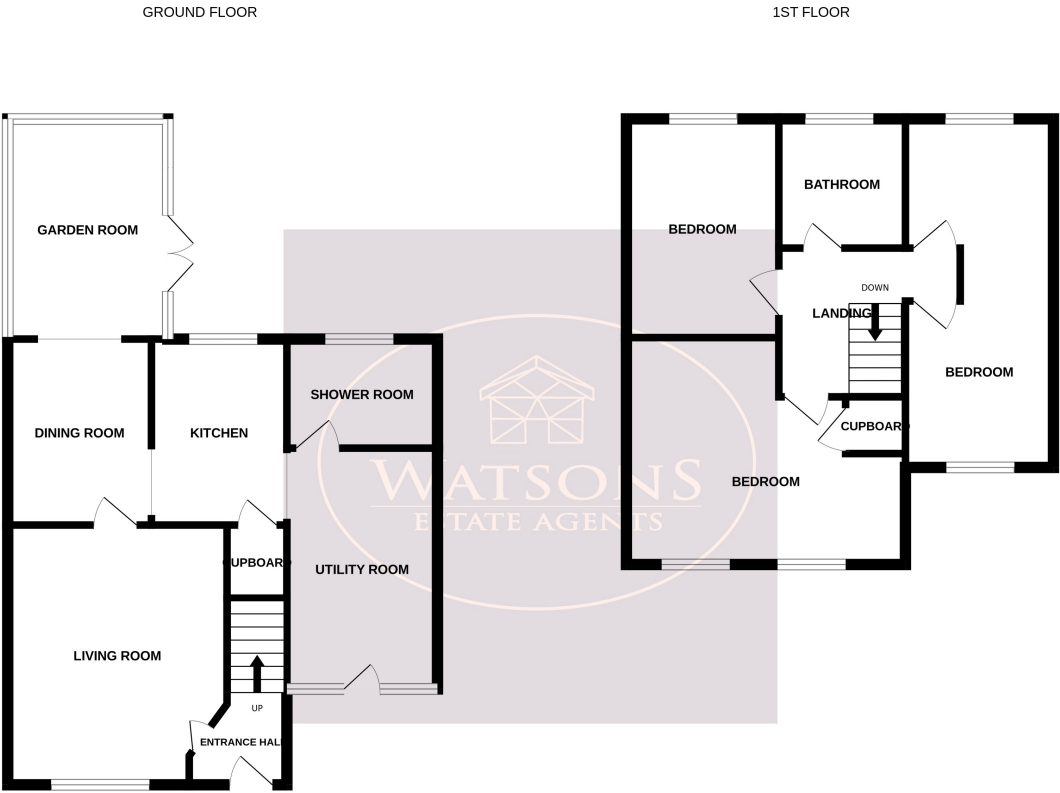
2.99m x 2.12m (9' 10" x 6' 11") A range of matching wall & base units, work surfaces incorporation a sink & drainer unit, integrated appliances to include: double electric oven & hob with extractor over and dishwasher. Under stairs storage cupboard, tiled flooring, radiator, ceiling spotlights and archway through to the utility room.

Utility Room

3.83m x 2.29m (12' 7" x 7' 6") UPVC double glazed windows to the front, door to the front, tiled flooring, ceiling spotlights. A range of matching high gloss wall & base units, work surfaces and integrated washing machine and fridge freezer. Door to the shower room.

Shower Room

WC, pedestal sink unit & mains fed corner shower cubicle. Extractor fan, obscured uPVC double glazed window to the rear, tiled flooring and heated towel rail.



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. Doors to bedrooms & bathroom.

Bedroom 1

4.59m x 4.0m (15' 1" x 13' 1") 2 x uPVC double glazed windows to the front, storage cupboard. Ceiling spotlights and radiator.

Bedroom 2

3.54m x 2.71m (11' 7" x 8' 11") UPVC double glazed window to the rear, ceiling spotlights and radiator.

Bedroom 3

5.53m x 2.35m (18' 2" x 7' 9") UPVC double glazed windows to the front & rear, ceiling spotlights and 2 radiators.

Bathroom

3 piece suite in white comprising WC, vanity sink unit & bath. Chrome heated towel rail, extractor fan, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a block paved & tarmacadam driveway providing ample off road parking. The private rear garden is low maintenance and consists of a timber decking, LED flood light, seating area, gravel beds, covered bar and artificial lawn. The garden is enclosed by timber fencing to the perimeter and a timber gate to the side.

Agents Note

The seller has provided us with the following information: the boiler is located in the utility room and was last serviced in 2025. The conservatory roof was recently insulated.