

Sheerness Close, Giltbrook, NG16 2WY

Offers Over £325,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(69-80) C		
(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		



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 - 29464925

- Detached Family Home
- 4 Bedrooms
- Generous Modern Dining Kitchen
- En Suite & Family Bathroom
- Downstairs WC
- Off Road Parking & Garage
- Cul De Sac Location
- Walking Distance to Amenities
- 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



*** ONE TO IMPRESS ON SHEERNESS! *** This stylishly presented detached family home sits on a peaceful residential street in Giltbrook. With downstairs wc, open plan dining kitchen and en suite facilities, this will particularly appeal to families - and it has favoured school catchment too. The accommodation comprises in brief: entrance hall, wc, lounge, dining kitchen, upstairs landing to the 4 bedrooms (en suite to primary) and family bathroom. Outside, the lawned rear has been enhanced by the current owners to make it a particularly appealing space, and there is good off parking provision with a driveway & garage beyond. As well as easy access to amenities and schools, there is a play park within walking distance, as well as excellent transport links nearby with the A610 & M1 motorway. Call Watsons on 01159385577 (option 1) to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator, stairs to the first floor, Karndean flooring and door to the WC housing the combination boiler. Doors to the lounge, dining kitchen and WC.

WC

WC, pedestal sink unit, heated towel rail, extractor fan and obscured uPVC double glazed window to the front.

Lounge

4.4m x 3.54m (14' 5" x 11' 7") UPVC double glazed window to the side, radiator.

Dining Kitchen

7.0m x 3.3m (23' 0" x 10' 10") A range of matching high gloss wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: waist height double electric oven, gas hob with extractor over, fridge freezer and dishwasher. Breakfast bar, Karndean flooring, ceiling spotlights, radiator, uPVC double glazed windows to the rear & side, door to the utility cupboard with plumbing for washing machine and French doors to the rear garden.

First Floor

Landing

Airing cupboard housing the hot water tank, access to the attic and radiator. Doors to all bedrooms and bathroom.

Primary Bedroom

3.3m x 3.01m (10' 10" x 9' 11") UPVC double glazed window to the rear, radiator and door to the en suite.



En Suite

3 piece suite in white comprising WC, wall mounted sink and shower cubicle with mains fed shower over. Obscured uPVC double glazed window to the rear, extractor fan and ceiling spotlights.

Bedroom 2

4.31m x 2.34m (14' 2" x 7' 8") UPVC double glazed window to the front and radiator.

Bedroom 3

2.70m x 2.34m (8' 10" x 7' 8") UPVC double glazed window to the front and radiator.

Bedroom 4

3.3m x 2.19m (10' 10" x 7' 2") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath with mains fed shower over. Obscured uPVC double glazed window to the side, chrome heated towel rail, extractor fan and ceiling spotlights.

Outside

To the front of the property are flower bed borders with a range of plants & shrubs and a paved area. A tarmacadam driveway to the rear of the property provides ample off road parking leading to the single garage with up & over door & power. The rear garden comprises a composite decking seating area, turfed lawn, external tap and is enclosed by wall & timber fencing to the perimeter with gated access to the rear leading to the garage.