

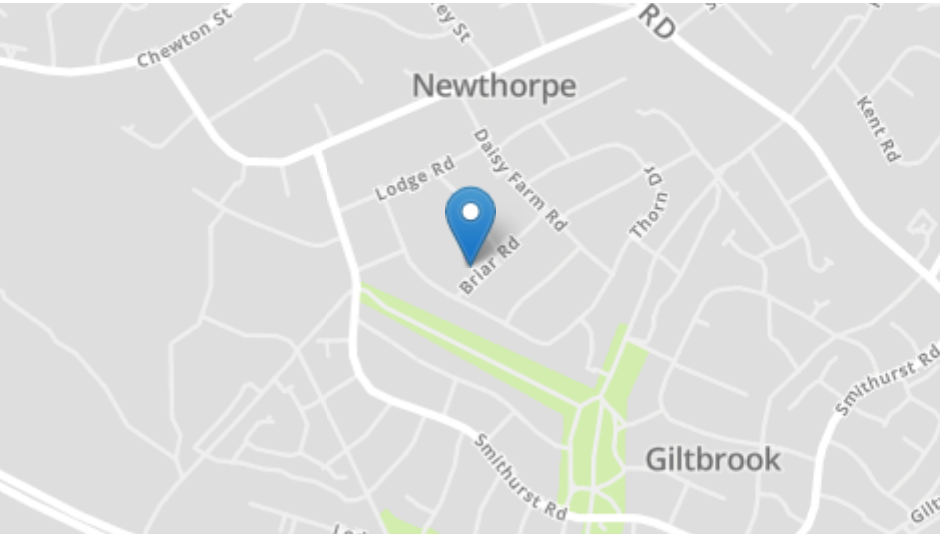
Briar Road, Newthorpe, NG16 2BN

£325,000



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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	64	
(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
- 3 Good Size Bedrooms
- Spacious Lounge
- Modern Open Plan Dining Kitchen
- Utility Room & Downstairs Shower Room
- First Floor Modern Family Bathroom
- Enclosed West Facing Rear Garden
- Attached Garage & Off Road Parking
- Recent Refurbishment
- Beautifully Present Throughout

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 - 28721421

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



*** MUST BE VIEWED *** We are genuinely excited to introduce this exceptional 3 bed detached home to the market. Well positioned close to the Giltbrook/Newthorpe border, the recent refurbishment presents it to a very high standard and will tick a lot of boxes, so viewing is highly recommended to appreciate. In brief, the accommodation comprises: entrance hall, lounge, substantial recently refitted open plan dining kitchen with bi-fold doors out to the lovely lawned rear, utility room with access to downstairs shower room, wc & garage. Upstairs, the landing leads to the 3 good size bedrooms and recently refitted modern family bathroom. Outside, there is good off street parking available to the front, whilst the west-facing rear garden has been well maintained and enjoys a high level of privacy, making it a great space to enjoy the summer sun. This favoured location has easy access to a wide range of amenities including shops & schools, as well as excellent transport links. Dog walkers also appreciate the nearby walks. Early viewings are invited as we believe this impressive home will be popular. Call us now to arrange your appointment.

External Storm Porch

Entrance Hall

UPVC entrance door with obscured uPVC double glazed window to the front, traditional radiator, commercial grade oak plank style luxury vinyl flooring, stairs to first floor and doors to dining kitchen and lounge.

Lounge

4.40m x 3.76m (14' 5" x 12' 4") UPVC double glazed window to the front, radiator and commercial grade oak plank style luxury vinyl flooring.

Dining Lounge

6.42m x 2.87m (21' 1" x 9' 5") A range of matching base units with quartz worksurfaces and splash backs incorporating a Belfast sink and drainer unit with a Quooker hot water tap. Integrated appliances including electric oven, electric hob with extractor fan over, dishwasher, fridge freezer and wine fridge. Wall mounted traditional radiator, ceiling spotlights, commercial grade oak plank style luxury vinyl flooring, uPVC double glazed window to the rear, bifold doors to the rear and door to the utility.

Utility

2.02m x 1.93m (6' 8" x 6' 4") Commercial grade oak plank style luxury vinyl flooring, door to shower room, door to rear garden and

Shower Room

White three piece suite comprising wc, vanity sink with storage under and mains fed cubicle shower. Wall mounted chrome radiator, extractor fan, ceiling spotlights and commercial grade oak plank style luxury vinyl flooring.

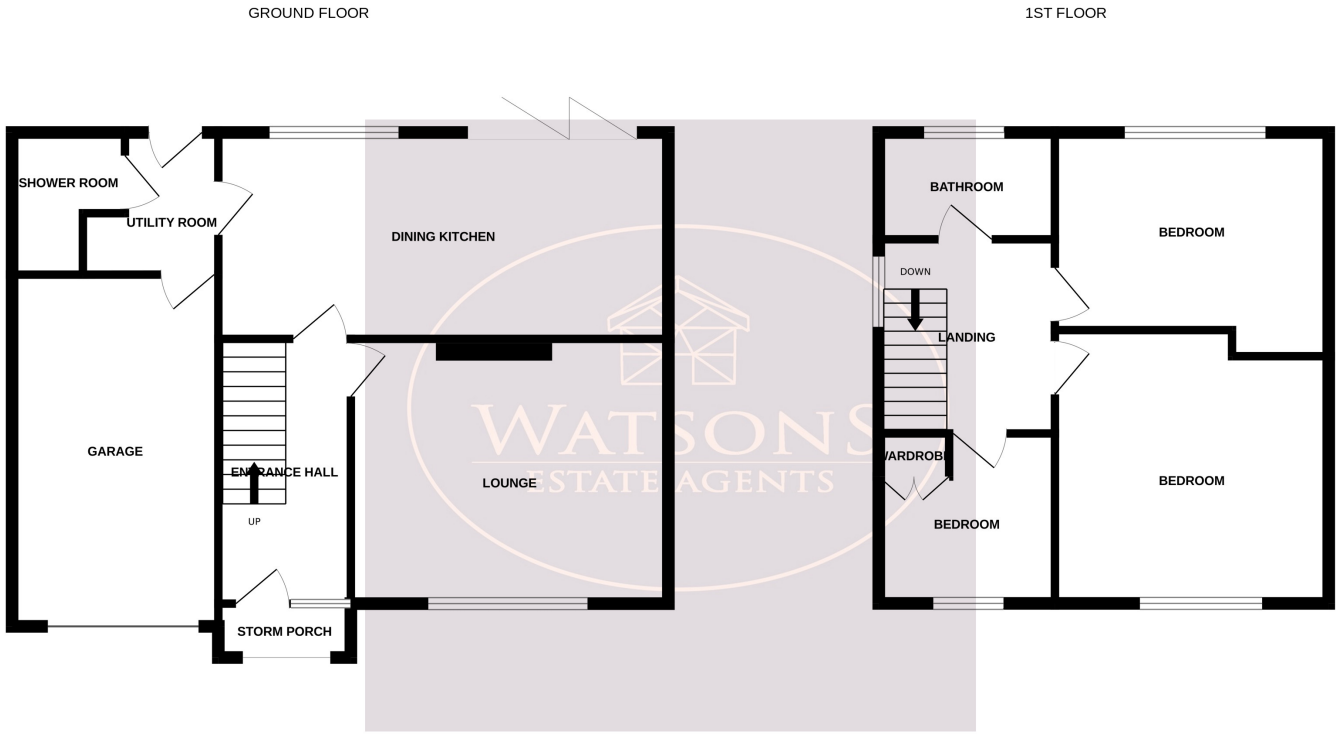
Garage

4.97m x 3.12m (16' 4" x 10' 3") Single garage fitted with power electric roller doors and housing combination boiler.

First Floor

First Floor Landing

UPVC double glazed window to the side, access to fully boarded and insulated attic, and doors to all bedroom and bathroom.



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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Bedroom 1

3.74m x 3.71m x 3.39m (12' 3" x 12' 2" x 11' 1") UPVC double glazed window to the front, radiator and built in shutter blinds.

Bedroom 2

3.74m x 3.45m x 3.00m (12' 3" x 11' 4" x 9' 10") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.52m x 2.32m (8' 3" x 7' 7") UPVC double glazed window to the front, fitted storage cupboard, radiator, built in shutter blinds.

Bathroom

White three piece suite comprising wc, vanity sink with storage under, panel bath with mains fed shower over. Ceiling spotlights, extractor fan, obscured uPVC window to the rear, partially tiled wall and radiator.

Outside

To the front of the property is a tarmacadam drive to the garage, paved pathway to the front entrance and turfed lawn, enclosed by timber fencing, with a timber gate to the rear garden. The rear garden features a paved patio seating area, leading to a raised turfed lawn area, with flower bed borders and a range of plants and shrubbery, and a timber shed, enclosed by timber fencing.

*** AGENT NOTE***

Agent Note: the seller has passed on the following information; the house has gas central heating, the combination boiler is located in the garage, its around 10 years old and was serviced last year. The windows and font/back door are recently replaced, the aluminium bifold door recently installed, kitchen fitted recently, bathrooms refitted within the last 18 months and the floors were all replaced in the last 2 years. The property has security lights to front, side and back. "Neighbours are fantastic, super quiet and the street is really quiet and friendly."