

Smithurst Road, Giltbrook, NG16 2UD

Offers Over £400,000

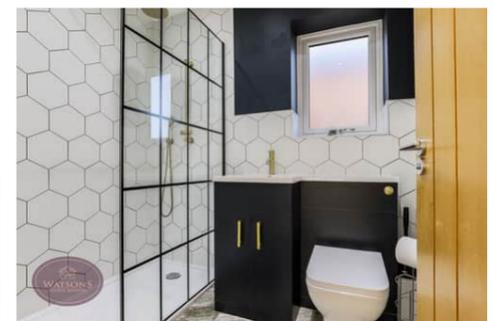


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 4 Bedrooms
- Modern Dining Kitchen
- Utility Room & Downstairs WC
- Driveway & Garage
- Private Rear Garden
- Excellent Road & Public Transport Links
- Popular Residential Location Close To Amenities
- Viewing Highly Recommended

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 - 28006704

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



*** FAMILY FAVOURITE *** This modern detached home would be perfect for families looking to take the next step on the property ladder. Since owning the property, the current owners have made a number of high-quality improvements, creating a stylish and comfortable home finished to a very high standard throughout. The accommodation comprises in brief an entrance hall, lounge and a superb dining kitchen which has been recently upgraded, with underfloor heating running throughout the whole of the downstairs and air conditioning installed for added comfort. The rear section of the garage has been thoughtfully converted into a utility room, whilst the front section now provides a useful storage space, along with a downstairs WC. On the first floor, a galleried landing leads to the bathroom and bedrooms, with both the primary bedroom and landing also benefiting from an air conditioning unit. Outside, a block paved driveway to the front provides off road parking and access to the integral storage area. The rear garden has been transformed into a fantastic entertaining space with decking and a pergola – perfect for a hot tub and ideal for hosting family and friends – alongside a lawned area to enjoy. If you're looking for amenities, this is the property for you, with countryside walks close by, along with the Giltbrook retail park, mid way between Kimberley and Eastwood town centres which have a range of shops, bars and a supermarket, and well regarded schools. The A610 provides easy access to the city and beyond. To book your appointment call our Kimberley Team on 01159385577 Option 1.

Ground Floor

Entrance

UPVC double glazed window & entrance door to the side, stairs to the first floor, under stairs storage, tiled flooring with underfloor heating. Oak doors to the lounge & dining kitchen.

Lounge

5.4m x 3.5m (17' 9" x 11' 6") Lead lined uPVC double glazed bay window to the front, tiled flooring with underfloor heating, radiator.

Dining Kitchen

3.56m x 3.34m (11' 8" x 10' 11") A range of matching wall & base units, quartz work surfaces incorporating a sink & drainer unit. Integrated appliances to include waist height electric oven, NEFF induction hob with extractor over, fridge/freezer & dishwasher. Tiled flooring with underfloor heating, ceiling spotlights, lead lined uPVC double glazed window to the rear. Wall mounted air conditioning unit, ceiling spotlights. Door to the utility room. Bi folding doors to the rear garden.

Utility Room

2.14m x 1.52m (7' 0" x 5' 0") A range of matching wall & base unit, quartz work surfaces. Plumbing for washing machine, tiled flooring with underfloor heating. Oak door to the WC and converted garage.

WC

WC, pedestal sink unit, lead lined obscured uPVC double glazed window to the rear, tiled flooring and underfloor heating.

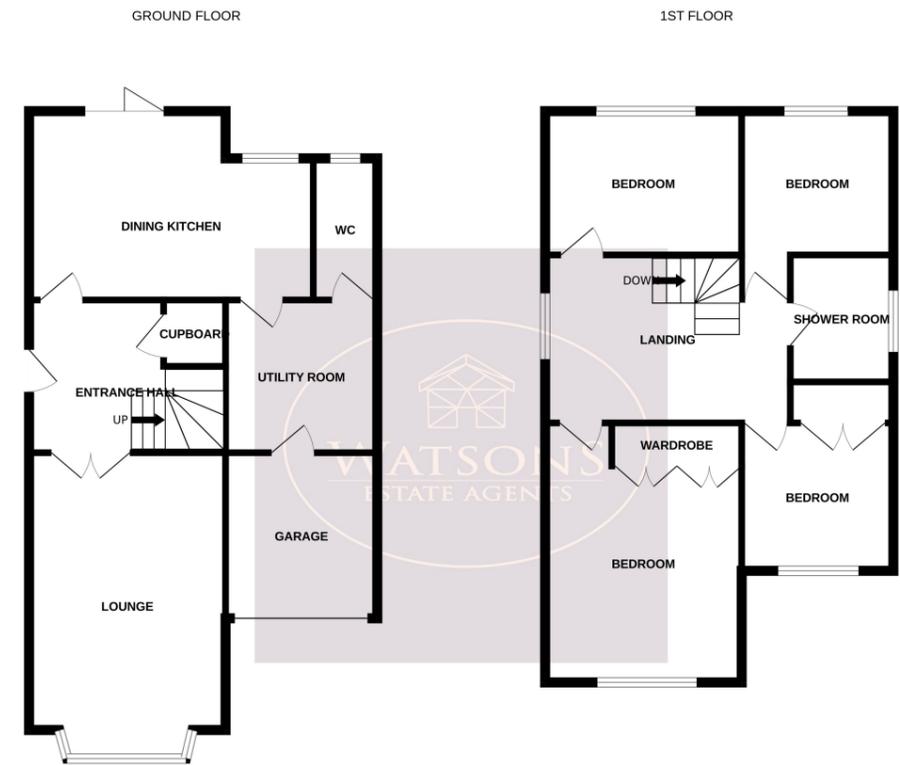
First Floor

Landing

Lead lined uPVC double glazed window to the side, access to the attic (partly boarded with dropdown ladder), radiator, ceiling spotlights and wall mounted air conditioning unit. Oak doors to all bedrooms & bathroom.

Bedroom 1

3.91m x 3.54m (12' 10" x 11' 7") Lead lined uPVC double glazed window to the front, fitted air conditioning unit & radiator. A range of fitted wardrobes.



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 2

3.57m x 2.44m (11' 9" x 8' 0") Lead lined uPVC double glazed window to the rear, radiator. Ceiling spotlights and feature lighting.

Bedroom 3

2.39m x 2.62m (7' 10" x 8' 7") Lead lined uPVC double glazed window to the rear, radiator.

Bedroom 4

2.63m x 1.92m (8' 8" x 6' 4") Lead lined uPVC double glazed window to the front. Built in cupboard with shelving & hangers, radiator. Feature lighting.

Shower Room

3 piece suite in white comprising concealed cistern WC, vanity sink unit & walk in shower cubicle with mains fed shower. Lead lined obscured uPVC double glazed window to the side, ceiling spotlights, extractor fan, heated towel rail and underfloor heating.

Outside

The front of the property is enclosed by wall & iron fencing to the front and has a paved driveway providing off road parking. The integral converted garage/storage measuring 2.47m x 2.38m with electric roll up door, power and houses the combination boiler. Other features include an e car charging point. The rear garden offers a good level of privacy and comprises a timber decking seating area with pergola, artificial lawn. Aluminium pergola perfect for housing a hot tub. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The seller has provided us with the following information: the boiler is located in the garage and is located in the garage and is 8 years old. The boiler was last serviced in 2025.