

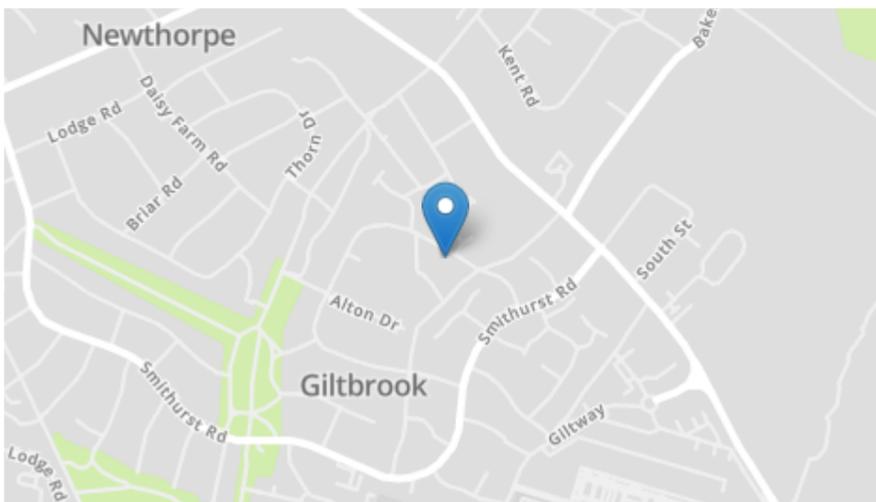
Acorn Avenue, Giltbrook, NG16 2UF

Guide Price £240,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	72	
(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	



Our Seller says....

- Semi Detached Family Home
- 3 Bedrooms
- Generous Lounge Diner
- Conservatory
- South Facing Rear Garden
- Driveway & Garage
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- No Upward Chain

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 - 29737508

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 £240,000 - £250,000 *** MORE THAN MEETS THE EYE ON ACORN AVENUE *** Brought to the market with no upward chain is this beautifully maintained three bedroom semi-detached property on the popular Smithurst estate in Giltbrook. Features include a generous lounge, a utility, a modern and stylish dining kitchen, conservatory, garage, and a private south-facing rear garden. Briefly comprising; entrance hallway, lounge, dining kitchen, conservatory. To the first floor, three bedrooms and bathroom. Outside, to the front is a driveway providing off road parking and access to the garage with electric roller door, and to the rear is a privately enclosed south-facing garden, and access to the utility located at the back of the garage. The property lies within close proximity to an array of amenities, including the Giltbrook retail park, nearby walks, favoured schools, and Eastwood town centre for further shops and a supermarket. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, radiator, stairs to the first floor and door to the lounge.

Lounge

5.85m x 3.88m (19' 2" x 12' 9") UPVC double glazed window to the front, radiator, understairs storage cupboard and door to the dining kitchen.

Dining Kitchen

3.91m x 3.07m (12' 10" x 10' 1") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height electric oven & induction hob with extractor over, fridge freezer and dishwasher. UPVC double glazed window to the rear, wood effect laminate flooring, ceiling spotlights, radiator and door to the conservatory.

Conservatory

3.64m x 2.89m (11' 11" x 9' 6") Brick & uPVC double glazed construction, wood effect laminate flooring, radiator and French doors to the rear garden.

Utility Room

2.13m x 2.03m (7' 0" x 6' 8") Access from the rear garden or garage. A range of matching wall & base units, wood effect laminate flooring and plumbing for washing machine. UPVC double glazed window to the rear, uPVC double glazed door to the rear garden and door to the rear of the garage.

First Floor

Landing

Access to the attic (partly boarded) and housing the combination boiler. Doors to all bedrooms 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given. Made with Lettrtype 12/2020

Bedroom 1

3.9m x 2.51m (12' 10" x 8' 3") 2 uPVC double glazed windows to the front, storage cupboard and radiator.

Bedroom 2

3.45m x 1.73m (11' 4" x 5' 8") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.08m x 1.65m (6' 10" x 5' 5") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with electric shower over. Obscured uPVC double glazed window to the side and radiator.

Outside

To the front of the property is a turfed lawn. A tarmac driveway provides off road parking leading to the detached single garage with electric roll up door and power. The South facing rear garden comprises a paved patio seating area, 2 timber decking seating areas and turfed lawn. Door to the utility room. The garden is enclosed by timber fencing to the perimeter.

Agents Note

The seller has provided us with the following information: the boiler is located in the loft and is 5 years old. It was last serviced in September 2025.