

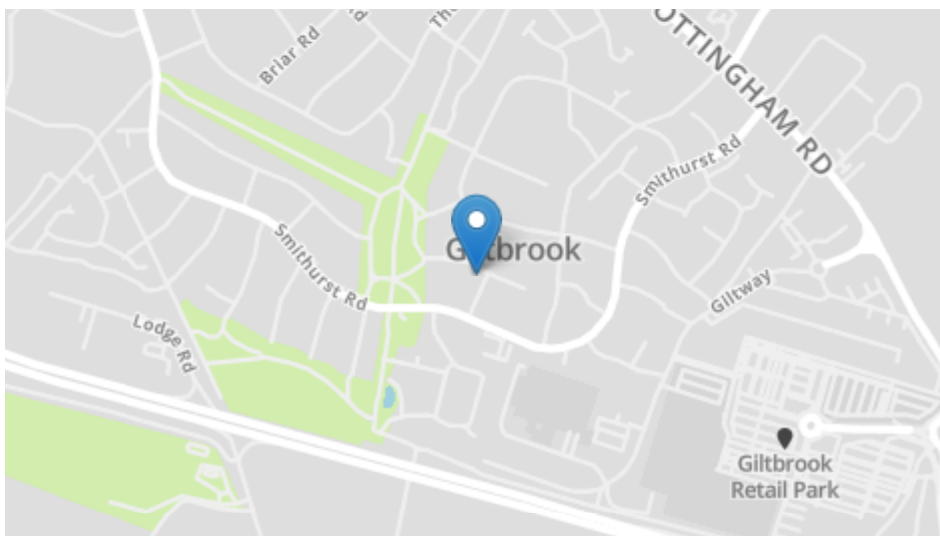
Brackenfield Drive, Giltbrook, NG16 2US

Guide Price £325,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(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
- 2 Reception Rooms
- Downstairs WC
- Driveway & Garage
- Corner Plot
- Excellent Road & Public Transport Links
- Walking Distance To Amenities

Our Seller says....

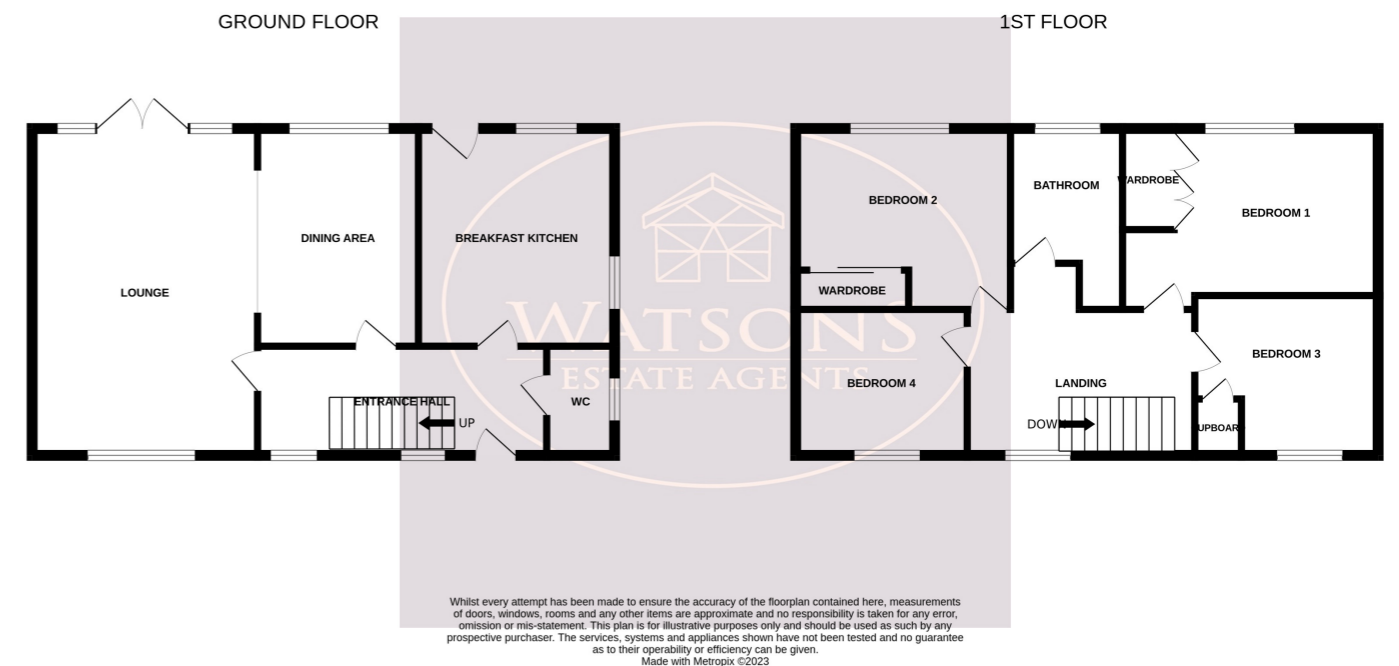
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 26143885

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 £325,000 - £350,000 *** ** FAMILY FAVOURITE ** Struggling to find good space in a popular location? This 4 bedroom detached home in Giltbrook could be the answer! Ideally suiting families, the accommodation in brief comprises: entrance hallway, downstairs WC, lounge, dining room/study, kitchen, upstairs landing to 3 double bedrooms and family bathroom. The corner plot is larger than it may first appear, with a lawned rear and ample space to the side too, all with a high level of privacy. A driveway with detached garage can be found to the rear and an integral store room houses the combination boiler. This area benefits from favoured school catchments, so families are urged to view -Call our sales team now to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door and uPVC double glazed window to the front, radiator, stairs to the first floor, under stairs storage, storage cupboard housing the combination boiler, Karndean flooring and doors to the WC, lounge, dining area and breakfast kitchen.

WC

WC, vanity sink unit, radiator and obscured uPVC double glazed window to the side.

Lounge

4.94m x 3.34m (16' 2" x 10' 11")UPVC double glazed windows to the front & rear, log burner with fire place surround and open plan to the dining area and French doors to the rear garden.

Dining Area

3.02m x 2.28m (9' 11" x 7' 6") UPVC double glazed window to the rear and radiator.

Breakfast Kitchen

3.53m x 3.0m (11' 7" x 9' 10") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Breakfast bar, plumbing for washing machine, vertical radiator, karndean flooring, uPVC double glazed windows to the rear & side and door to the rear.

First Floor

Landing

UPVC double glazed window to the front, access to the attic (partly boarded) and doors to all bedrooms and bathroom.

Bedroom 1

4.24m x 2.82m (13' 11" x 9' 3") UPVC double glazed window to the rear, fitted wardrobes and radiator.

Bedroom 2

3.03m x 3.01m (9' 11" x 9' 11") UPVC double glazed window to the rear, fitted sliding door wardrobe and radiator.

Bedroom 3

2.8m x 2m (9' 2" x 6' 7") UPVC double glazed window to the front and radiator.

Bedroom 4

2.98m (2.17m min) x 2.07m (9' 9" x 6' 9") UVPC double glazed window to the front, over stair storage cupboard and radiator.

Bathroom

4 piece suite in white comprising concealed cistern WC, vanity sink unit, bath and shower cubicle with dual rainfall effect shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

Outside

The property sits on a corner plot and has lawned gardens to all sides with flower bed borders and a range of plants and shrubs. There are two separate driveways, one of which leads to a detached garage with up and over door, light & power. The second driveway provides parking for 2 cars and has an electric car charging point. The rear garden features a patio area and is enclosed by wall & timber fencing to the perimeter with gated access to the side.