

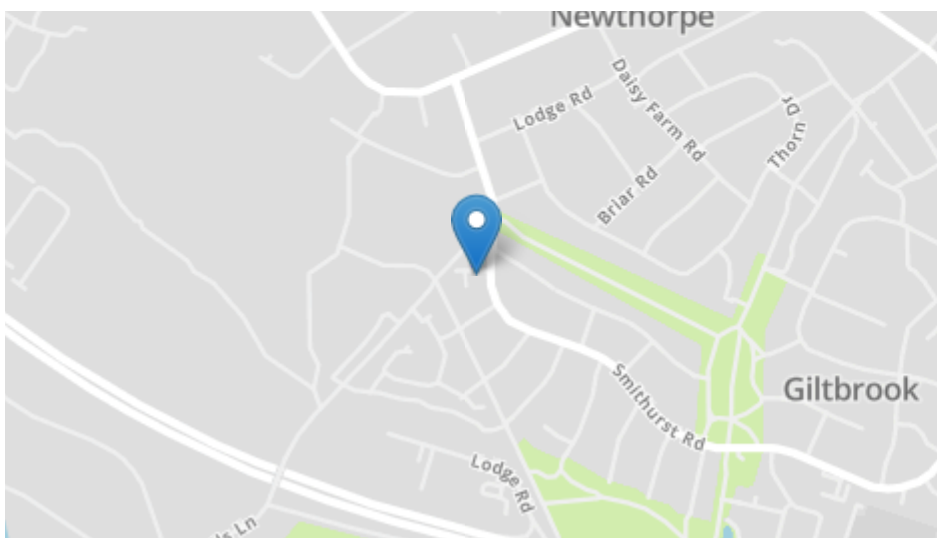
Sussex Close, Giltbrook, NG16 2XG

Offers Over £220,000



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want to view?

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Ref - 29115107



- Semi Detached Home
- 3 Bedrooms
- 2 Reception Rooms
- Private Rear Garden
- Off Road Parking
- 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.



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\*\*\* GET ONTO THE LADDER IN STYLE \*\*\* Located on the ever popular 'Smithurst' development in Giltbrook, at the end of a cul-de-sac is this well presented three bedroom semi-detached property. Features include two reception rooms, off road parking, and a private rear garden. Briefly comprising entrance hallway, lounge, dining room, kitchen. To the first floor, three bedrooms and bathroom. Outside, driveway to the front providing off road parking, and private garden to the rear. The Smithurst development offers buyers excellent amenities, with the Giltbook retail park a stones throw away, along with the popular surrounding towns of Eastwood and Kimberley where you will find a range of shops, bars, schools and supermarkets. Nearby road links include the A610 and M1 giving easy access to Nottingham. 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

4.56m x 3.66m (15' 0" x 12' 0") UPVC double glazed window to the front, feature fire place with inset space for fire, solid oak flooring, radiator and door to the dining room.

Dining Room

3.1m x 2.41m (10' 2" x 7' 11") Radiator, solid oak flooring, French doors to the rear garden and radiator. Door to the kitchen.

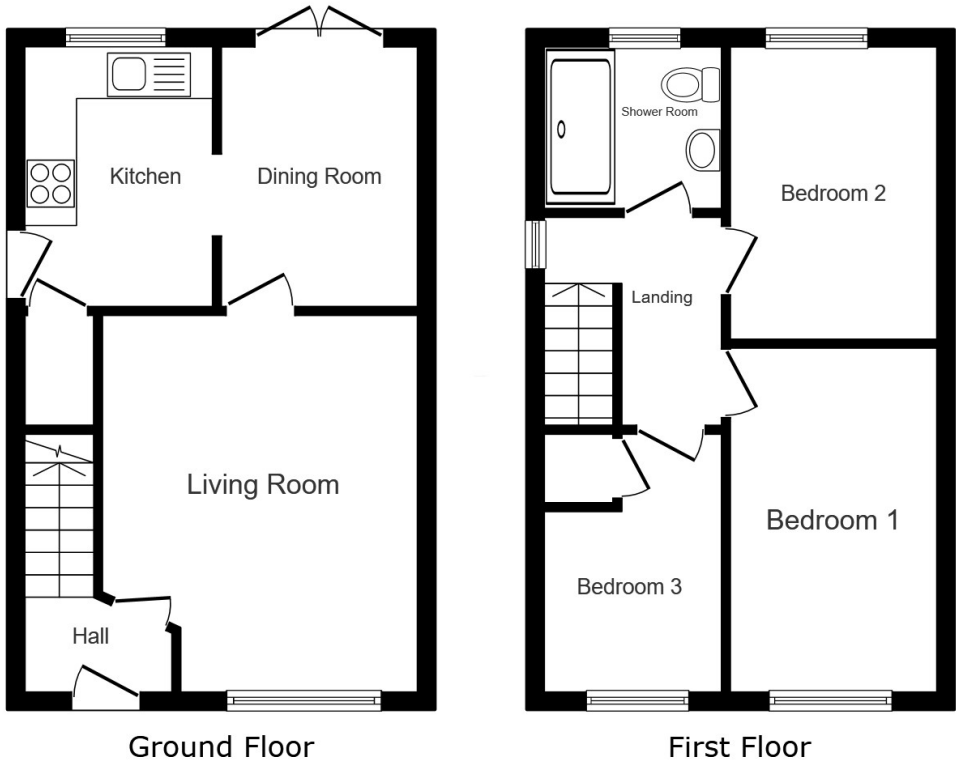
Kitchen

3.14m x 2.7m (10' 4" x 8' 10") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height electric oven, gas hob with extractor over, microwave, fridge freezer, washing machine and dishwasher. Solid oak flooring, chrome heated towel rail, door to the pantry and door to the rear garden.

First Floor

Landing

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



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Bedroom 1

4.09m x 2.57m (13' 5" x 8' 5") UPVC double glazed window to the front and radiator.

Bedroom 2

3.74m x 2.53m (12' 3" x 8' 4") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.09m x 2.09m (10' 2" x 6' 10") UPVC double glazed window to the front, storage cupboard and radiator.

Shower Room

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Obscured uPVC double glazed window to the rear, chrome heated towel rail.

Outside

To the front of the property are gravel beds. A tarmacadam and block paved driveway provides ample off road parking. The rear garden offers a good level of privacy and comprises a paved patio seating area, turfed lawn and is enclosed by timber fencing and hedge borders to the perimeter with gated access to the side.