

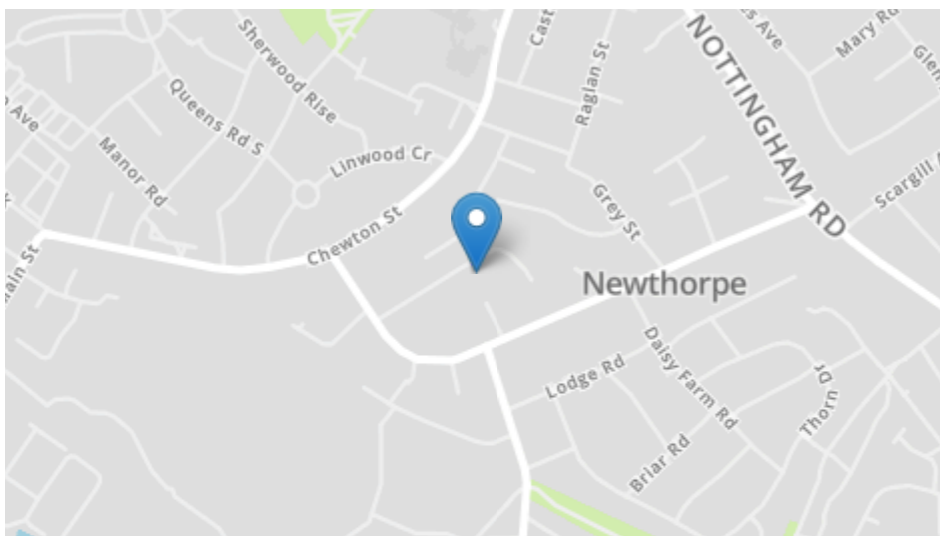
Dawson Close, Newthorpe, NG16 2ES

Offers Over £230,000



Dawson Close, Newthorpe, NG16 2ES

Offers Over £230,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(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 Bedrooms
- 2 Reception Rooms
- Private Rear Garden
- Walking Distance To Amenities
- Short Drive To Eastwood & Kimberley Town Centres
- Excellent Road & Public Transport Links
- Popular Residential Location

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 - 23218297

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



***** GORGEOUS GARDEN ***** This detached family home in Newthorpe sits on a quiet cul de sac popular with families. The location gives easy access to key road links such as the A610 and M1 motorway and all the amenities of Kimberley & Eastwood Town Centres are just a short drive away. The accommodation is very functional and the good size plot allows rooms to extend (subject to planning permission) The front door opens into the lounge area, which has open plan access to the dining area, which in turn leads to the kitchen. On the first floor you'll find the family bathroom and three bedrooms - two of which are double. Outside the beautifully maintained rear garden is predominantly lawned with well established flowers, plants & shrubs. An elevated patio area is the perfect spot to enjoy an alfresco lunch or to watch the children play in this delightful outdoor space. To the front of the property a driveway provides ample off road parking which continues along the side of the property secured by timber gates.

Ground Floor

Lounge

5.02m x 4.87m (16' 6" x 16' 0") UPVC double glazed entrance door, uPVC double glazed window to the front, 2 radiators, real flame gas fire with back boiler. Cloak room, stairs to the first floor and open plan access to the dining room.

Dining Room

3.07m x 2.46m (10' 1" x 8' 1") Radiator, French doors leading to the rear garden and door to the kitchen.

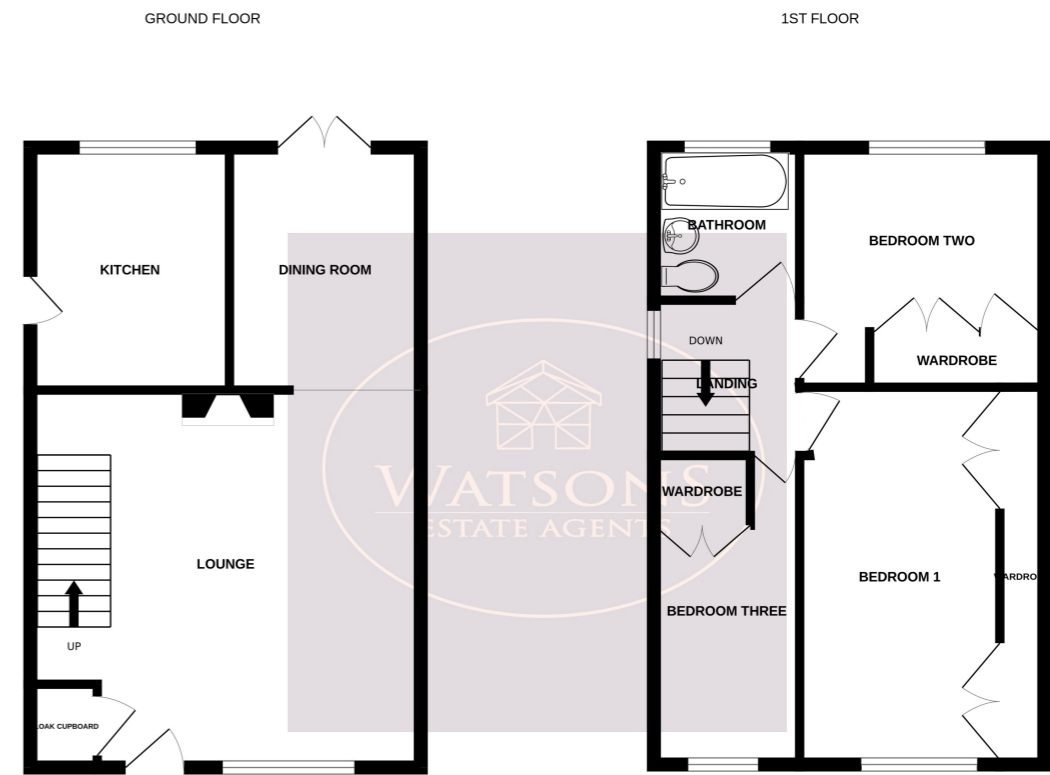
Kitchen

3.04m x 2.43m (10' 0" x 8' 0") A range of matching wall & base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: waist height double electric oven & gas hob with extractor over and fridge. Plumbing for washing machine, tiled flooring, radiator, uPVC double glazed window to the rear and door to the side.

First Floor

Landing

Obscured uPVC double glazed window to the side, access to the attic and 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 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.
Made with Metropix ©2023

Bedroom 1

4.9m x 2.88m (16' 1" x 9' 5") UPVC double glazed window to the front, a range of fitted furniture and radiator.

Bedroom 2

3.07m x 3.05m (10' 1" x 10' 0") UPVC double glazed window to the rear, fitted wardrobe and radiator.

Bedroom 3

3.65m x 2.17m (12' 0" x 7' 1") UPVC double glazed window to the front, fitted wardrobe and radiator.

Bathroom

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

Outside

To the front & side of the property a block paved driveway provides ample off road parking. The beautifully maintained rear garden offers a good level of privacy and comprises of a paved patio, turfed lawn, well stocked flower bed borders and an established range of plants & shrubs. The garden is enclosed by wall & timber fencing to the perimeter with gated access to the front.