

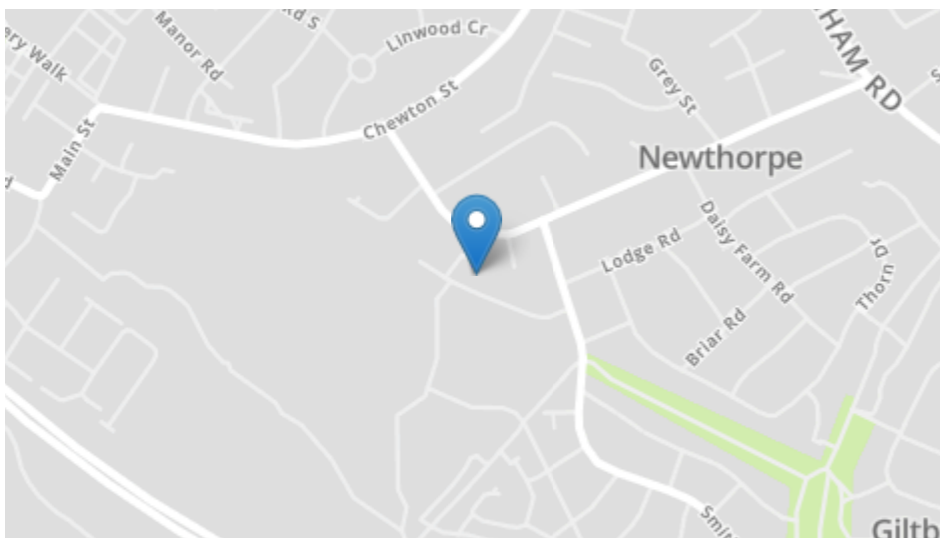
Commons Close, Newthorpe, NG16 2BU

£270,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		83	88
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Bungalow
- 2 DOUBLE Bedrooms
- Modern Fitted Kitchen
- Private Rear Garden
- Solar Panels
- Quiet Cul-De-Sac Location
- Easy Access To Amenities & Transport Links
- No Upward Chain

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 - 27290059

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



*** DOWN-SIZE IN STYLE *** This detached bungalow sits on a well regarded street in Newthorpe. Presented to a high standard throughout and with 2 DOUBLE bedrooms, as well as a lovely private garden, this offers a rare opportunity to down-size in style. In brief, the accommodation comprises: entrance hall, lounge, modern high gloss fitted kitchen, conservatory, 2 bedrooms and shower room. Outside, the lawned rear garden offers a high level of privacy, whilst there is a good amount of off street parking available to the front and alongside the property below a car port which leads to a detached garage. As an added benefit, solar panels fitted to the roof mean that new owner will enjoy significant savings on their energy bills! Commons Close is a quiet cul-de-sac which lies between the towns of Kimberley & Eastwood where there is a wealth of shops & amenities. There is also easy access to the A610 & M1 motorway. Call our sales team now to arrange a viewing.

Entrance Hall

Composite entrance door to the side. Doors to the lounge, kitchen, bedrooms 1& 2 and shower room. Access to the attic (fully boarded with drop down ladder), and housing the combi-boiler. Solid oak flooring.

Lounge

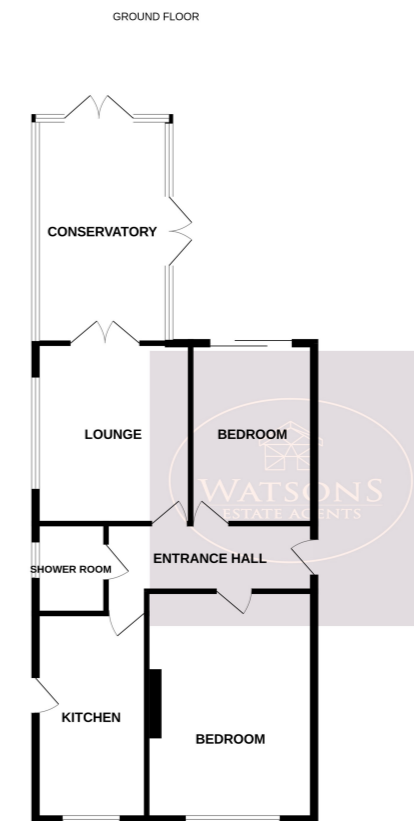
3.95m x 3.41m (13' 0" x 11' 2") UPVC window to the side, radiator. Solid oak flooring. French doors leading to the conservatory.

Kitchen

4.48m x 2.42m (14' 8" x 7' 11") A range of matching high gloss wall & base units. One and a half bowl stainless steel sink & drainer unit. Inset electric oven, electric hob with extractor. over. Double glazed UVPC window to the front with integrated shutter blinds. Radiator and ceiling spotlights.

Conservatory

4.79m x 2.97m (15' 9" x 9' 9") Brick and UVPC double glazed construction. French doors leading to the rear and side of the garden.



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 1

5.09m x 3.66m (16' 8" x 12' 0") UPVC double glazed window to the front with integrated shutter blinds. Radiator.

Bedroom 2

3.94m x 2.72m (12' 11" x 8' 11") UPVC double glazed sliding patio door to the rear garden. Solid oak floor & radiator.

Shower room

Obscured UPVC double glazed window to the rear. 3 piece suite in white comprising a concealed cistern wc, vanity sink unit and shower cubicle. Heated towel rail, ceiling spotlights.

Outside

To the front of the property is a paved patio, a brick paved driveway providing ample off road parking leading to the car port and garage with up & over door and power. The rear garden offers a good level of privacy with a paved patio, turfed lawn, timber built shed with power and is enclosed by timber fencing to the perimeter with gated access to the side.