

Violet Avenue, Newthorpe, NG16 2BL

£270,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



- Detached Bungalow
- 2 Double Bedrooms
- Lounge
- Dining Kitchen
- En Suite & Family Bathroom
- Generous Low Maintenance Rear Garden
- Off Road Park & Garage
- Cul de Sac Location
- Close to Amenities & Road Links

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 - 28780837

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



*** OFFERS OVER £270,000 *** A FOREVER HOME TO BE PROUD OF *** Located in the favoured 'Daisy Farm' area of Newthorpe, this detached bungalow comes with NO UPWARD CHAIN, good off street parking and an excellent garden. The quiet location also gives easy access to amenities. In brief, the accommodation comprises: entrance hall to lounge, dining kitchen, 2 DOUBLE bedrooms (en suite to primary) and a modern shower room. Outside, there is a lovely front lawn and a paved driveway to garage, providing good off street parking, whilst the rear garden is a nice size and a blank canvas if you love gardening. We invite viewings from those who appreciate a quiet location with east access to amenities and wanting to move with minimal fuss. Call us now to book an appointment.

Ground Floor

Entrance Hall

Composite wood entrance door to the front, built in cupboard and radiator. Access to attic and doors to both bedrooms, dining kitchen, lounge and bathroom.

Lounge

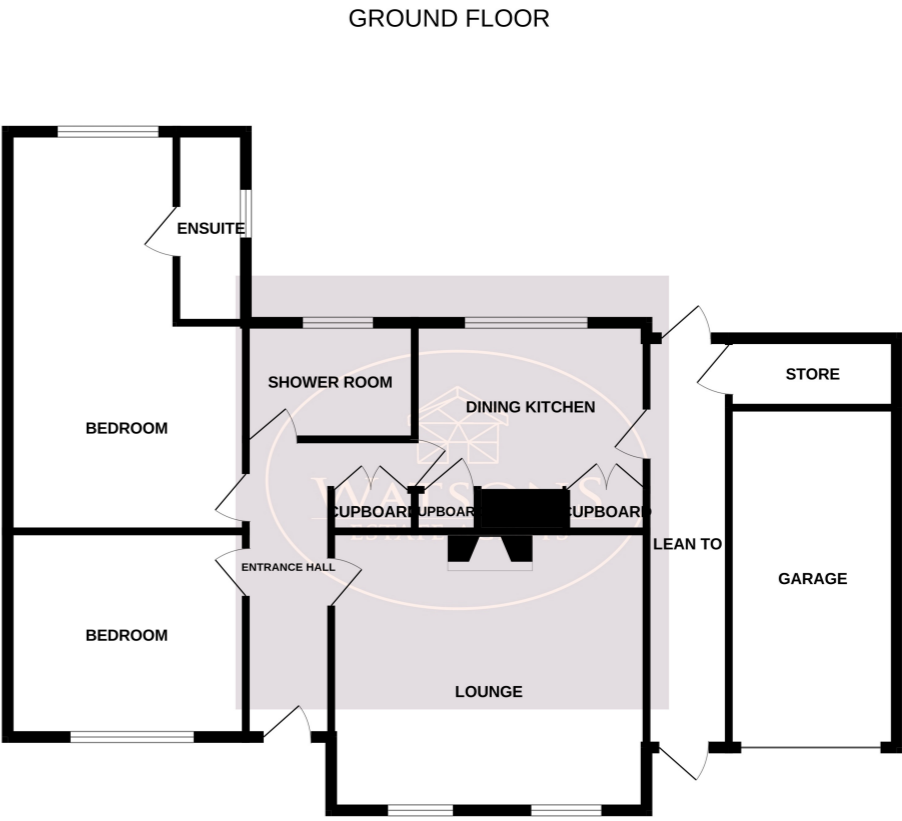
4.88m x 4.25m (16' 0" x 13' 11") 2 UPVC double glazed windows to the front, real flame gas fire and radiator.

Dining Kitchen

3.56m x 3.33m (11' 8" x 10' 11") A range of matching wall and base units and laminate work surfaced incorporating 1.5 sink and drainer. Integrated appliances including. electric oven, 4 ring gas hob, microwave, washing machine and dishwasher. Two integrated storage cupboards, housing boiler, radiator, uPVC double glazed windows to the rear, ceiling spotlights, tiled floor, partially tiled walls and door leading to the lean to.

Bedroom 1

6.08m x 3.67m x 2.69m (19' 11" x 12' 0" x 8' 10") UPVC double glazed window to the rear, fitted wardrobes and storage cupboards, 2 radiators and door to ensuite.



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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En Suite

3 piece white suite comprising wc, vanity sink, with storage, electric cubicle shower with extractor fan. Obscured uPVC double glazed window to the side, tiled floors, partially tiled walls and radiator.

Bedroom 2

3.66m x 3.04m (12' 0" x 10' 0") UPVC double glazed window to the front, fitted wardrobes & storage and radiator.

Bathroom

3 piece white suite comprising concealed cistern wc, vanity sink with storage, mains fed walk in shower cubicle. Chrome heated towel rail, tiled walls, vinyl flooring and obscured uPVC double glazed widow to the rear.

Garage

Single garage with fitted power, electric roller door and store room to the rear.

Outside

The front garden comprising paved driveway, gate leading to the rear, turfed lawn with a range of shrubbery and a raised paved walkway to entrance door, hedged by stone walling. The rear garden features a a paved patio area with steps leading up to turfed lawn, hedged with flower bed with a range of plants and shrubbery. Timber fencing encompassing the perimeter and a timber shed to the rear.