

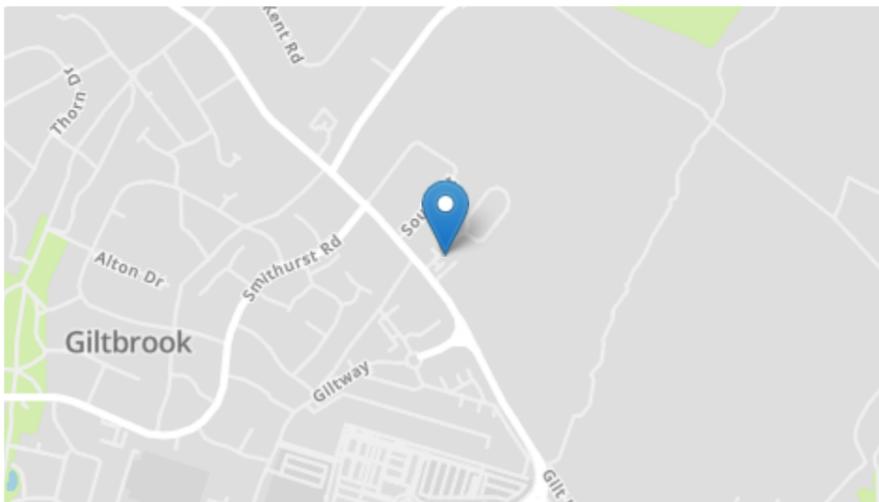
Nottingham Road, Giltbrook, NG16 2GS

Offers Over £220,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			76
		EU Directive 2002/91/EC	



Our Seller says....

- Mid Terrace House
- 3 Bedrooms & Attic Room
- Open Plan Lounge & Dining Area
- Modern Fitted Kitchen & Utility Area
- Open Views Over Nearby Countryside
- Excellent Road & Public Transport Links
- Walking Distance To Amenities
- Ease of Access To A610 & M1
- Short Drive To Eastwood & Kimberley Town Centres

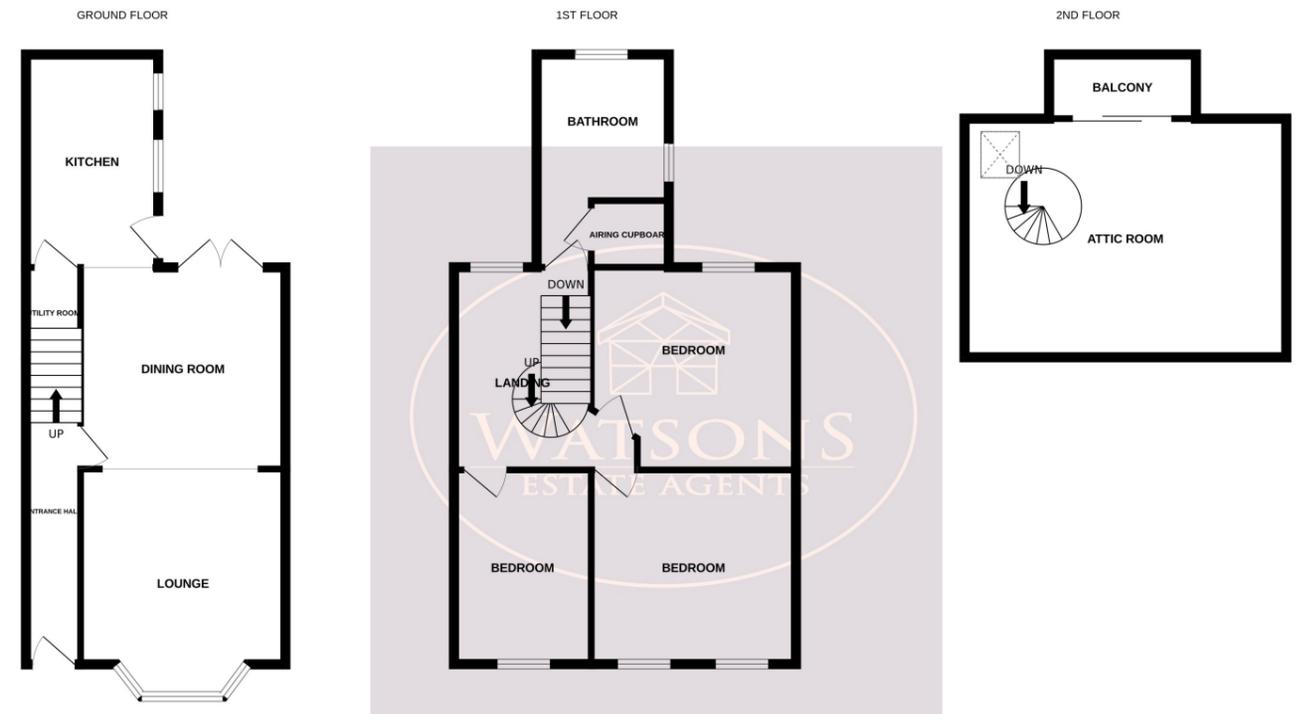
want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 30081333

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



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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\*\*\* MUCH MORE THAN MEETS THE EYE ON NOTTINGHAM ROAD \*\*\* Ideally located close to fantastic amenities and transport links is this traditional terraced property which would make an ideal first home with space and style in abundance. Features include three/four bedrooms, a stylish and modern kitchen, two reception rooms, a utility room, and an attic room with spiral staircase with wonderful open views to the rear, along with a generous and private garden with an outside bar. Briefly comprising: Entrance hallway, open plan lounge/dining area with French doors opening on to the rear garden, modern kitchen with utility area. To the first floor, the landing leads to three good size bedrooms and family bathroom with a white 4 piece suite. A spiral staircase from the landing gives access to the attic room, currently used as a bedroom having a balcony over looking the rear of the property, affording stunning open views. Outside, the well established rear garden offers a good level of privacy and comprises of a patio area and lawn with mature shrub borders and a summerhouse which is used as a bar. The location is within walking distance to shops and amenities including bus stops, with regular routes to various destinations including Nottingham City Centre. Giltbrook Retail Park, Eastwood & Kimberley Town Centres are a just a short drive away and nearby key road links include the A610, which leads to Junction 26 of the M1 motorway. The property is offered for sale with so much to offer, we're confident it won't hang around for long! Call Watsons to arrange a viewing.

## Ground Floor

### Entrance Hall

UPVC double glazed entrance door, radiator, wood effect laminate flooring with inset foot mat, stairs to the first floor and door to the lounge.

### Lounge

4.4m into the bay x 3.64m (14' 5" x 11' 11") UPVC double glazed bay window to the front, wood effect laminate flooring, radiator and open plan to the dining area.

### Dining Area

3.82m x 3.71m (12' 6" x 12' 2") Wood effect laminate flooring, inset oversized multi fuel burner with ornate tiled surround, radiator, uPVC double glazed French doors to the rear garden and open plan to the kitchen.

### Kitchen

3.81m x 2.4m (12' 6" x 7' 10") A range of matching wall & base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit. Inset space for a 5 ring Range style cooker with extractor over. Integrated microwave, plumbing for dishwasher and under stairs utility area with plumbing for washing machine. Door to the rear garden.

## First Floor

### Landing

UPVC double glazed window to the rear, exposed wooden flooring, radiator, feature spiral staircase to the attic room and doors to all bedrooms and bathroom.

### Bedroom 1

3.67m x 3.65m (12' 0" x 12' 0") UPVC double glazed window to the front and radiator.

### Bedroom 2

3.72m x 3.66m (12' 2" x 12' 0") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

### Bedroom 3

3.66m x 2.44m (12' 0" x 8' 0") UPVC double glazed window to the front and radiator.

### Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and walk in shower with dual rainfall effect. Obscured uPVC double glazed windows to the rear and side, tiled flooring, extractor fan and airing cupboard housing the combination boiler.

## Second Floor

### Attic Room

5.75m x 4.27m (18' 10" x 14' 0") Sliding patio doors out to the balcony with open views over nearby countryside. 2 built in eaves storage cupboards, ceiling spotlights and velux window.

### Outside

The rear garden comprises of 2 concrete and paved patio areas, one with a covered pergola, a well tended lawn. Other features include a timber built shed currently used as an outdoor bar with power. The garden enjoys a good level of privacy with open views over nearby countryside and is enclosed by timber fencing and hedge borders with gated access to the side.

### Agents Note

The seller has provided us with the following information: the boiler is located in the bathroom and is 7 years old. It was last serviced February 2026 and is in warranty until 2028.