

Filbert Drive, Giltbrook, NG16 2YW

Guide Price £450,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Modern Detached Family Home
- 4 DOUBLE Bedrooms with Potential to Change Back to 5 Bedrooms
- Spacious Modern Dining Kitchen
- En Suite & Family Bathroom
- Downstairs WC & Utility Room
- Off Road Parking & Garage
- Cul De Sac Location
- Excellent Road & Public Transport Links
- 8 Years NHBC Certificate

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 - 29725613

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



*** GUIDE PRICE £450,000 - £475,000 *** Formerly a 5 bed, this modern family home in Giltbrook has been adapted, maintained and presented to a particularly high standard. As well as ticking a lot of boxes, the excellent location benefits from favoured school catchments. In brief, comprising: entrance hall, downstairs wc, lounge, a great open plan dining kitchen running across the rear & and separate utility room completing the downstairs accommodation. Upstairs, the landing gives access to the 4 DOUBLE bedrooms (en suite to primary) & family bathroom. Outside, there are well kept lawns to the front & rear and a block paved driveway & garage to the front provides good off street parking. There is easy access to a wide range of amenities in the nearby towns of Kimberley & Eastwood, whilst the A610 is nearby for easy access to Nottingham City Centre & the M1 motorway. Call us now on 01159385577 (option 1) to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, radiator and doors to the WC, lounge, dining kitchen and garage.

WC

Obscured uPVC double glazed window to the front, WC, pedestal sink unit, chrome heated towel rail and wood effect laminate flooring.

Lounge

6.05m x 3.14m (19' 10" x 10' 4") UPVC double glazed bay window to the front, feature panelled wall and vertical radiator.

Dining Kitchen

8.34m x 3.98m (27' 4" x 13' 1") 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, plumbing and wiring for an American style fridge freezer. Breakfast bar offering further storage space, radiator, wood effect laminate flooring, ceiling spotlights. 2 sets of uPVC double glazed French doors to the rear garden. UPVC double glazed window to the rear. Open to the utility area. Air conditioning unit.

Utility Room

2.96m x 1.88m (9' 9" x 6' 2") A range of matching wall & base units, work surfaces incorporating and inset stainless steel sink & drainer unit. Integrated waist height oven, wood effect laminate flooring, uPVC double glazed window to the rear, radiator and door to the rear garden.

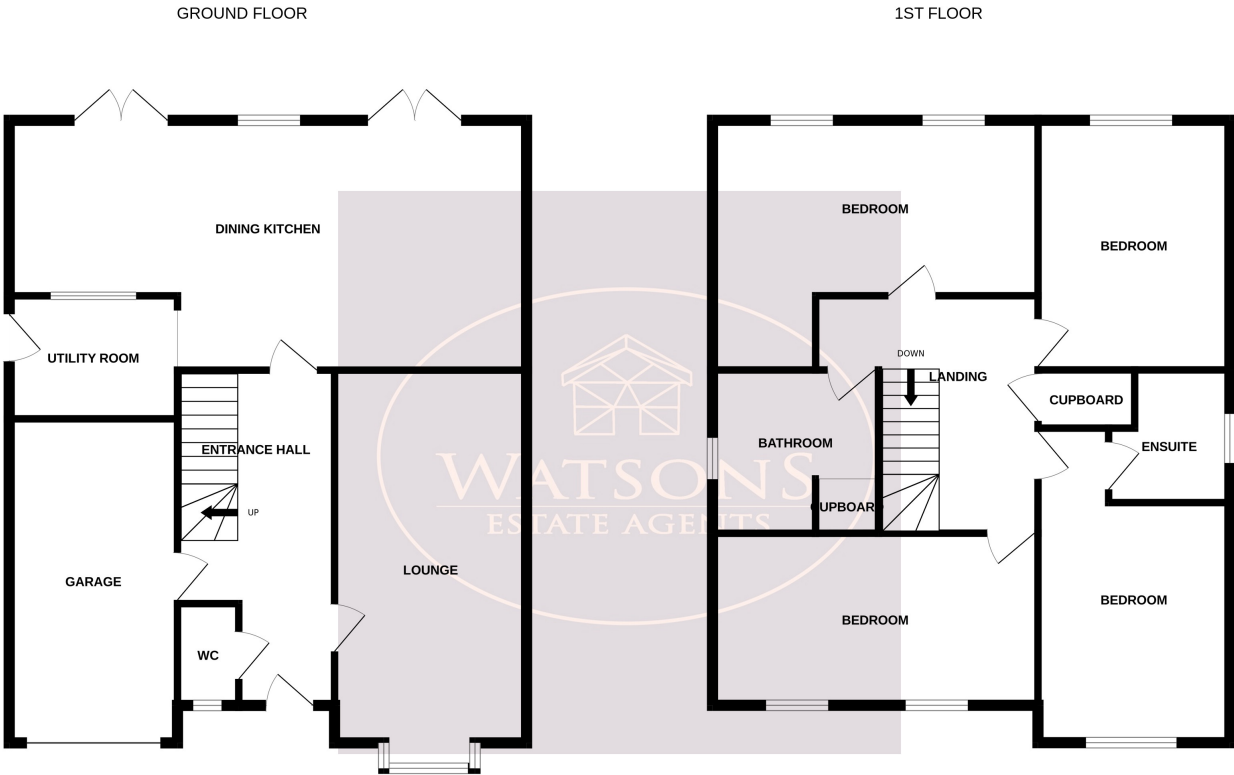
First Floor

Landing

0m x 0m (0' 0" x 0' 0") Airing cupboard housing the hot water tank, access to the attic (partly boarded), radiator and doors to all bedrooms and bathroom. Air conditioning unit.

Primary Bedroom

5.4m x 3.13m (17' 9" x 10' 3") UPVC double glazed window to the front, radiator and door to the en suite.



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 suite in white comprising WC, vanity sink unit and walk in shower. Obscured uPVC double glazed window to the side, heated towel rail and ceiling spotlights. Wood effect laminate flooring.

Bedroom 2

5.05m x 2.89m (16' 7" x 9' 6") 2 uPVC double glazed windows to the front and radiator.

Bedroom 3

3.66m x 3.15m (12' 0" x 10' 4") 2 uPVC double glazed windows to the rear and radiator.

Bedroom 4

5.13m x 3.68m (16' 10" x 12' 1") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, sink unit and bath with mains fed shower over. Obscured uPVC double glazed window to the side, chrome heated towel rail and ceiling spotlights. Wood effect laminate flooring and integrated shelving.

Outside

To the front of the property is a turfed lawn. A brick paved driveway provides ample off road parking leading to the integral single garage with up & over door, power and housing the combination boiler. The rear garden comprises a paved patio seating area, turfed lawn, gravel borders with a range of plants & shrubs and is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The seller has provided us with the following information: the boiler is located in the garage and is one year old. It was last serviced in 2024. The property also has 16 x 510W solar panels which has been installed for energy efficiency this gives significant saving on utility bills. There is also an option to sell this back to the grid.