

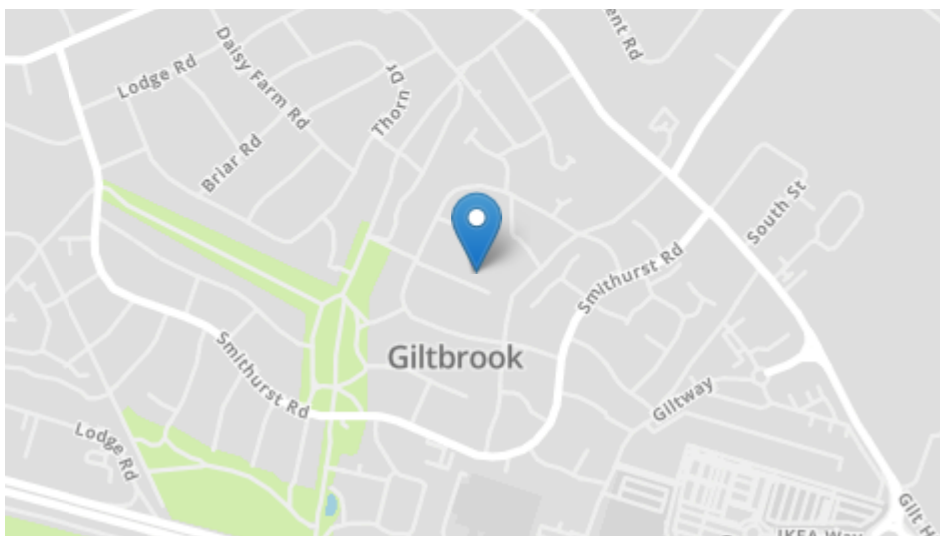
Alton Drive, Giltbrook, NG16 2WN

Offers Over £375,000



Alton Drive, Giltbrook, NG16 2WN

Offers Over £375,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	84	
(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	



- Detached Family Home
- 4 DOUBLE Bedrooms
- Modern Dining Kitchen
- En Suite & Family Bathroom
- Downstairs WC
- Driveway & Garage
- Popular Cul De Sac Location
- Excellent Road & Public Transport Links

Our Seller says....

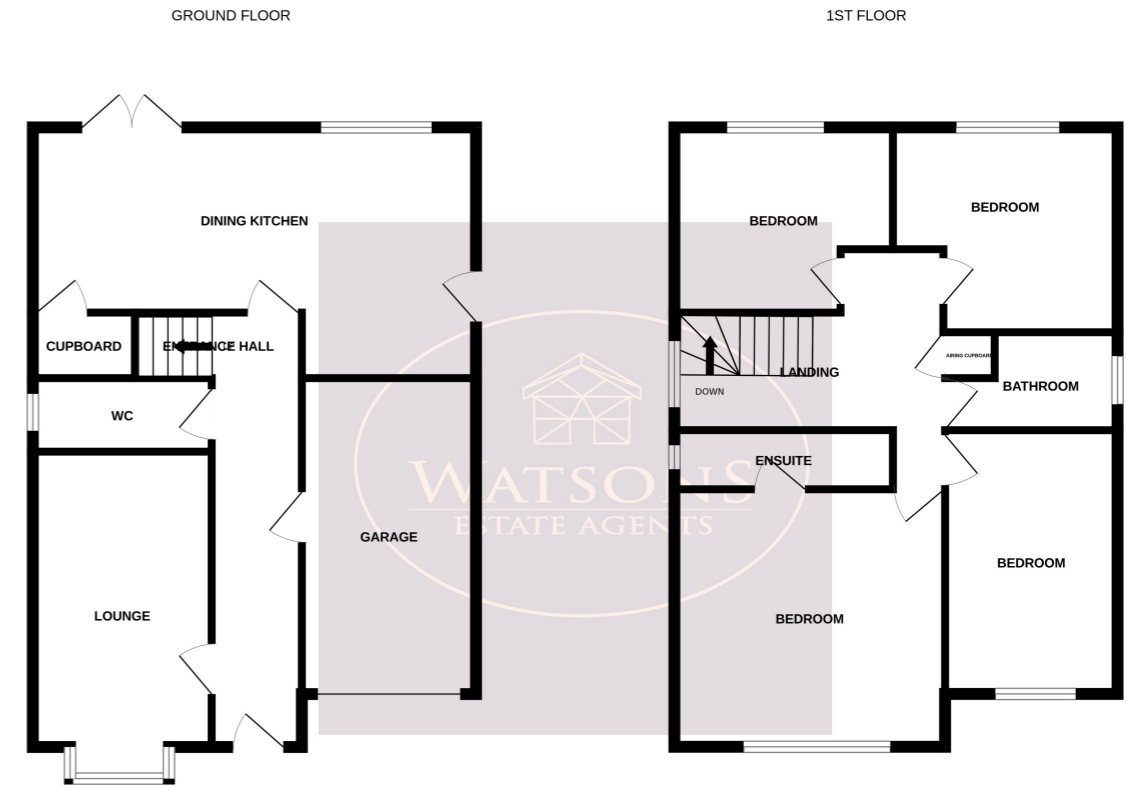
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 28218718

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.
Made with Metropix ©2024

FOREVER HOME ON ALTON DRIVE Located on the popular 'Smithurst' estate in Giltbrook, a modern and spacious four DOUBLE bedroom detached family home. Benefiting from a spacious dining kitchen, four double bedrooms, primary with en-suite, driveway and garage. Briefly comprising; entrance hallway, lounge, downstairs wc, access to garage, dining kitchen. To the first floor, four bedrooms, primary with en-suite and family bathroom. Outside, to the front is a driveway providing off road parking and access to the garage, whilst to the rear is a low maintenance garden perfect for entertaining. Positioned on the well regarded 'Smithurst' estate in Giltbrook, the property lies in close proximity to an array of amenities including the Ikea retail park, Eastwood town centre, and fantastic transport links. Contact Watsons today to arrange your viewing.

Ground Floor

Entrance Hall

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

WC

WC, pedestal sink unit, radiator and obscured uPVC double glazed window to the side.

Lounge

6.12m max x 2.76m (20' 1" x 9' 1") UPVC double glazed bay window to the front, radiator, fireplace with inset space for fire.

Dining Kitchen

6.75m x 3.1m (22' 2" x 10' 2") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include; waist height electric oven, 5 ring gas hob with extractor over, fridge freezer and dishwasher. Plumbing for washing machine. UPVC double glazed window to the rear, radiator, storage cupboard, ceiling spotlights and doors to the rear & side.

First Floor

Landing

UPVC double glazed window to the side, airing cupboard housing the hot water tank, radiator and doors to all bedrooms and bathroom. Access to the attic (fully boarded with drop down ladder and power).

Primary Bedroom

4.35m x 3.96m (14' 3" x 13' 0") UPVC double glazed window to the front, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the side.

Bedroom 2

3.99m x 2.77m (13' 1" x 9' 1") UPVC double glazed window to the front and radiator.

Bedroom 3

3.46m x 3.24m (11' 4" x 10' 8") UPVC double glazed window to the rear and radiator.

Bedroom 4

3.37m x 3.17m (11' 1" x 10' 5") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Ceiling spotlights, chrome heated towel rail and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn. A block paved driveway provides ample off road parking and leads to the integral garage with up & over door and power. The rear garden comprises a paved patio and turfed lawn. The garden is enclosed by timber fencing to the perimeter with gated access to the side.