

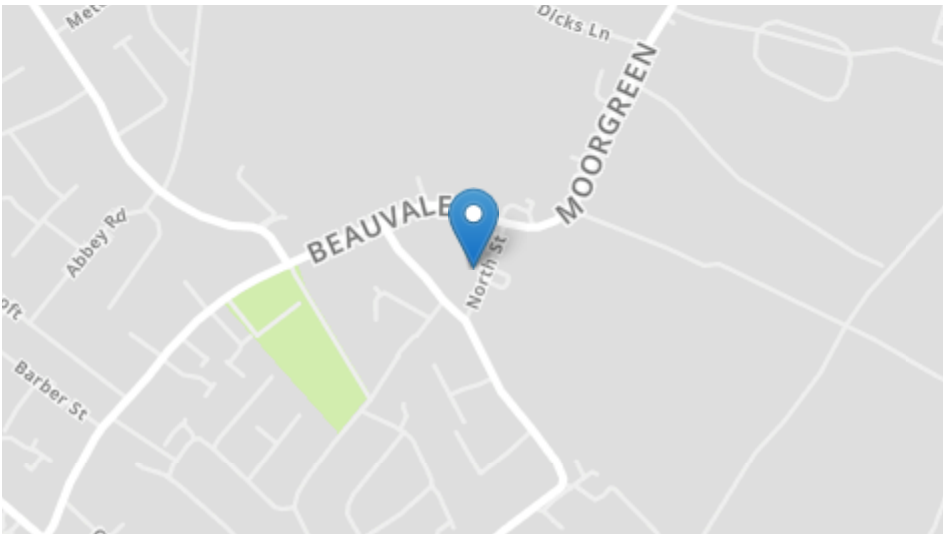
North Street, Newthorpe, NG16 2EW

Guide Price £280,000



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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		
	55	78
England, Scotland & Wales	EU Directive 2002/91/EC	



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 - 27447729

- Detached Dormer Bungalow
- 3 Bedrooms
- En Suite To Primary Bedroom
- Off Road Parking & Carport
- Popular Residential Location
- Short Drive to Eastwood Town Centre
- Excellent Road & Public Transport Links
- Fully Renovated Throughout

Our Seller says....

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
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*** GUIDE PRICE £280,000 - £290,000 *** BEAUTIFUL BUNGALOW *** Thinking of downsizing to a bungalow, but not quite ready? This dormer bungalow in Newthorpe offers great versatility to make it your forever home! With good downstairs space including entrance hall, lounge, dining kitchen, shower room and 2 double bedrooms as well as a converted attic to provide a generous primary or guest bedroom. Outside, there is a generous driveway to the front giving good off street parking, whilst the appealing rear garden enjoys a high level of privacy. Standing handsomely and nestled close to the border of Moorgreen, this prime location is fairly quiet with beautiful countryside on your doorstep, yet a wealth of amenities are just a short drive away. DON'T MISS OUT! Call our sales team now to arrange a viewing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the kitchen and is 8 years old.

Ground Floor

Entrance Hall

Composite entrance door, radiator, under stairs storage and doors to the lounge, kitchen, bedrooms 2 & 3 and shower room.

Lounge

4.09m (into the bay) x 3.62m (13' 5" x 11' 11") UPVC double glazed window to the front and radiator.

Dining Kitchen

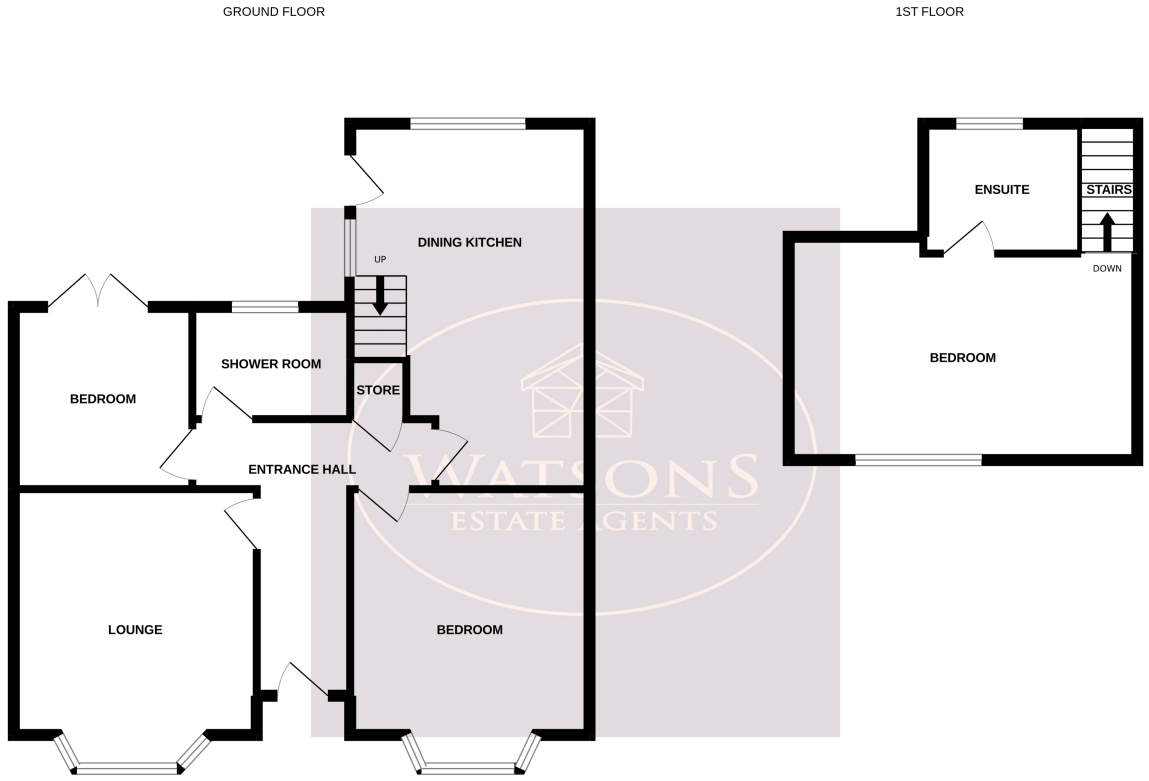
5.51m x 2.5m (18' 1" x 8' 2") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: waist height electric oven, gas hob, fridge freezer, washing machine, dishwasher and microwave. Ceiling spotlights, radiator and stairs to the first floor, UPVC double glazed windows to the rear & side. Door to the side leading to the rear garden.

Bedroom 2

3.61m x 2.67m (11' 10" x 8' 9") UPVC double glazed window to the front, a range of fitted furniture and radiator.

Bedroom 3

2.72m x 2.67m (8' 11" x 8' 9") Radiator and French doors to the rear 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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Shower Room

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with mains fed shower over. Radiator, extractor fan, ceiling spotlights and obscured uPVC double glazed window to the rear.

First Floor

Primary Bedroom

5.23m x 3.03m (17' 2" x 9' 11") UPVC double glazed window to the front, a range of fitted furniture, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and corner shower cubicle with mains fed shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a well maintained lawn, flower bed borders with a range of plants and shrubs and gravel section. A block paved driveway provides ample off road parking. The garden is enclosed by wall and timber fencing to the perimeter. The rear garden offers a good level of privacy and comprises a paved patio, well maintained lawn, flower bed borders with a range of plants & shrubs and external tap. The garden is enclosed by wall & timber fencing to the perimeter.