

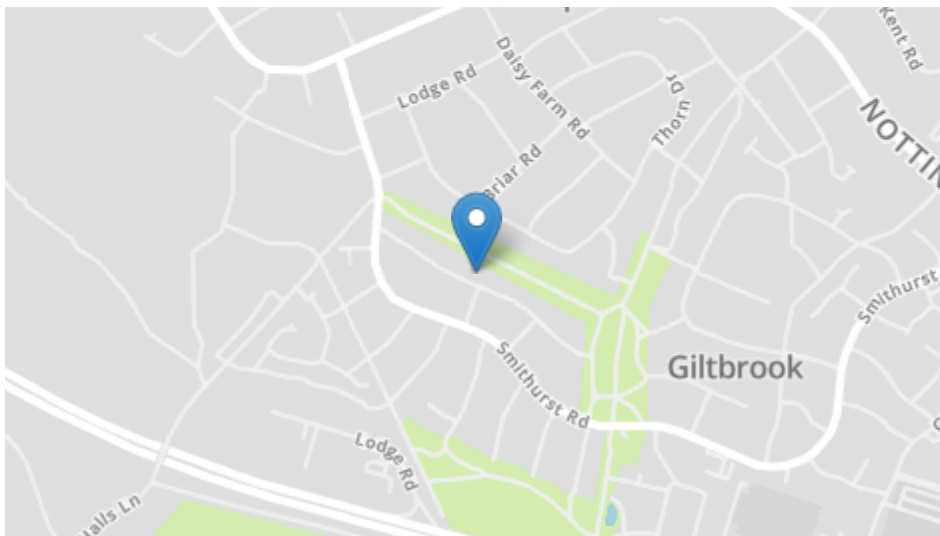
The Heath, Giltbrook, Nottingham, NG16 2UU

£300,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	73	
(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 Bedrooms
- 2 Reception Rooms
- Downstairs WC
- En Suite To Primary Bedroom
- Driveway & Garage
- Excellent Road & Public Transport Links
- Walking Distance To Amenities

Our Seller says....

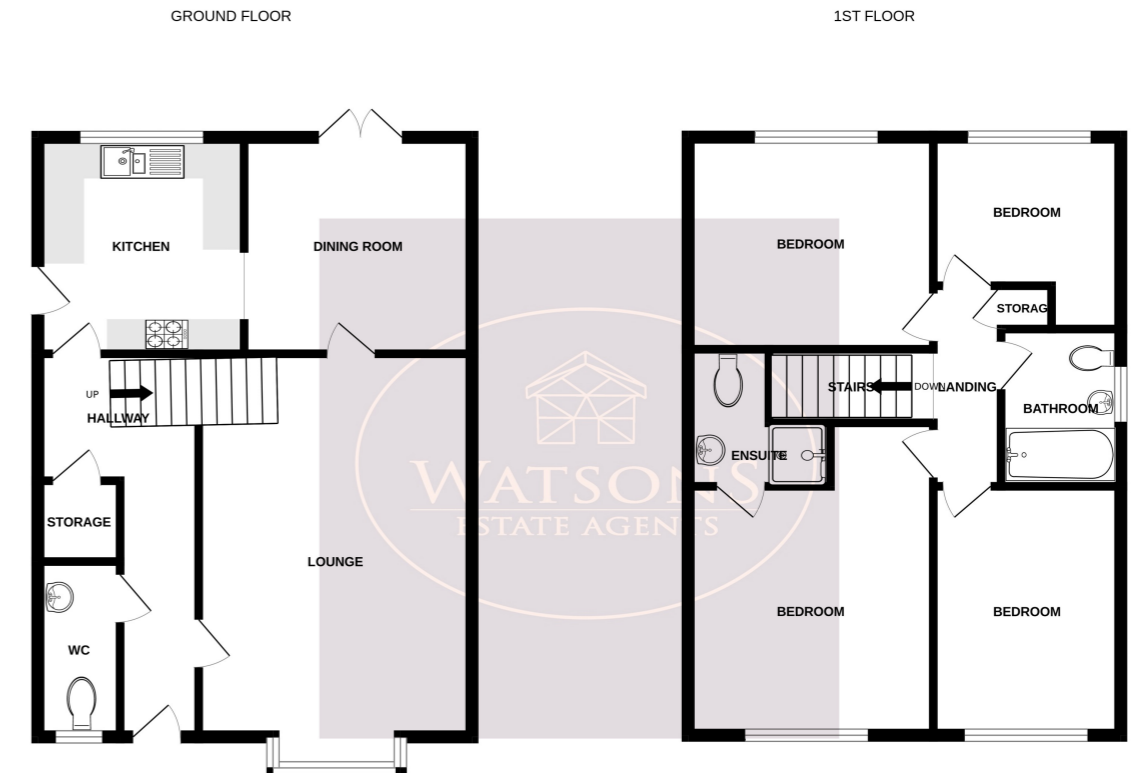
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 26248466

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
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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 ©2023

***** FAMILY FAVOURITE ***** This 4 bedroom family home is located on a sought after road in Giltbrook, popular with families. The accommodation comprises in brief; entrance hall, WC, lounge, kitchen and a separate dining room with French doors to the rear garden. On the first floor the landing leads to the family bathroom & 4 bedrooms - with bedroom 1 having an en suite shower room. Outside, the well maintained rear garden comprises of a paved patio area, lawn and flower bed borders. A driveway to the front provides off road parking and leads to a single detached garage. The property is located in a residential area amongst similar properties with play parks, recreational areas & Giltbrook retail park all within walking distance. The amenities of Eastwood & Kimberley Town Centres are just a 5 minute drive away & there is easy access to road & transport links including the Rainbow 1 bus service, the A610 & M1 motorway. To book your viewing appointment, call our team.

Entrance Hall

Entrance door to the front, stairs to the first floor, wood effect laminate flooring, uPVC double glazed window to the side, radiator and doors to the lounge, kitchen, WC and utility cupboard with plumbing for washing machine.

WC

WC, vanity sink unit, window to the front, radiator and extractor fan.

Lounge

6.19m into the bay x 3.8m (20' 4" x 12' 6") UPVC double glazed bay window to the front, 2 radiators, wood effect laminate flooring and door to the dining room.

Dining Room

3.23m x 3.19m (10' 7" x 10' 6") Radiator, French doors to the rear garden and door to the kitchen.

Kitchen

3.28m x 2.87m (10' 9" x 9' 5") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over, fridge freezer and dishwasher. Integrated Worcester Bosch combination boiler, ceiling spotlights, radiator, uPVC double glazed window to the rear and door to the side.

First Floor

Landing

Access to the attic and doors to all bedrooms and bathroom.

Bedroom 1

3.51m x 3.46m (11' 6" x 11' 4") UPVC double glazed window to the front, radiator, wood effect laminate flooring and door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Chrome heated towel rail, ceiling spotlights and extractor fan.

Bedroom 2

3.48m x 3.27m (11' 5" x 10' 9") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

Bedroom 3

3.39m x 2.64m (11' 1" x 8' 8") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

Bedroom 4

2.68m x 2.06m (2.9m max) (8' 10" x 6' 9") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with shower over. Chrome heated towel rail, extractor fan and obscured uPVC double window to the side.

Outside

To the front of the property is a lawned garden. A tarmac driveway provides ample off road parking and leads to the detached single garage with up & over door and power. The low maintenance rear garden offers a good level of privacy and comprises a paved patio, turfed lawned, flower bed borders with a range of plants & shrubs and timber shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.