

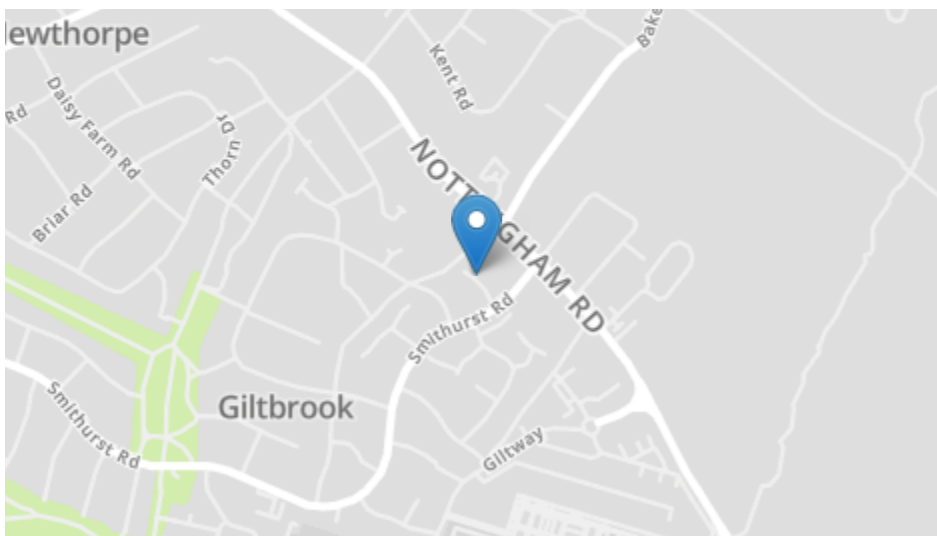
Veronica Drive, Giltbrook, NG16 2UE

Offers Over £220,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			
			<b>83</b>
		<b>67</b>	

EU Directive 2002/91/EC



- Link Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Driveway & Garage
- Popular Cul-de-Sac Location
- Walking Distance From Amenities
- Excellent Road & Public Transports Links
- No Upward Chain

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 - 25957803

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



\*\*\* LOOKING FOR YOUR FAMILY HOME? \*\*\* This well presented 3 bedroom detached house is situated on a popular residential estate and would suit buyers looking for their first family home. The property in brief comprises to the ground floor; entrance porch, lounge, dining room with patio door leading to the rear garden and fitted kitchen. To the first floor landing giving access to three bedrooms and a three piece white suite bathroom. To the outside a front garden with driveway providing off road parking and giving access to the garage, to the rear an enclosed garden with decking and lawn areas. Amenities including recreational parks and schools are all within easy reach and both Eastwood & Kimberley Town Centres are just a short drive away. Giltbrook Retail Park is within walking distance and nearby road and transport links include the A610, which leads to junction 26 of the M1.

## Ground Floor

### Porch

UPVC double glazed door to the side, door to the lounge.

### Lounge

4.6m x 3.54m (15' 1" x 11' 7") UPVC double glazed window to the front, radiator, stairs to the first floor and door to the dining room.

### Dining Room

5.1m x 2.13m (16' 9" x 7' 0") UPVC double glazed window to the side, sliding patio doors leading to the rear garden, radiator and open to the kitchen.

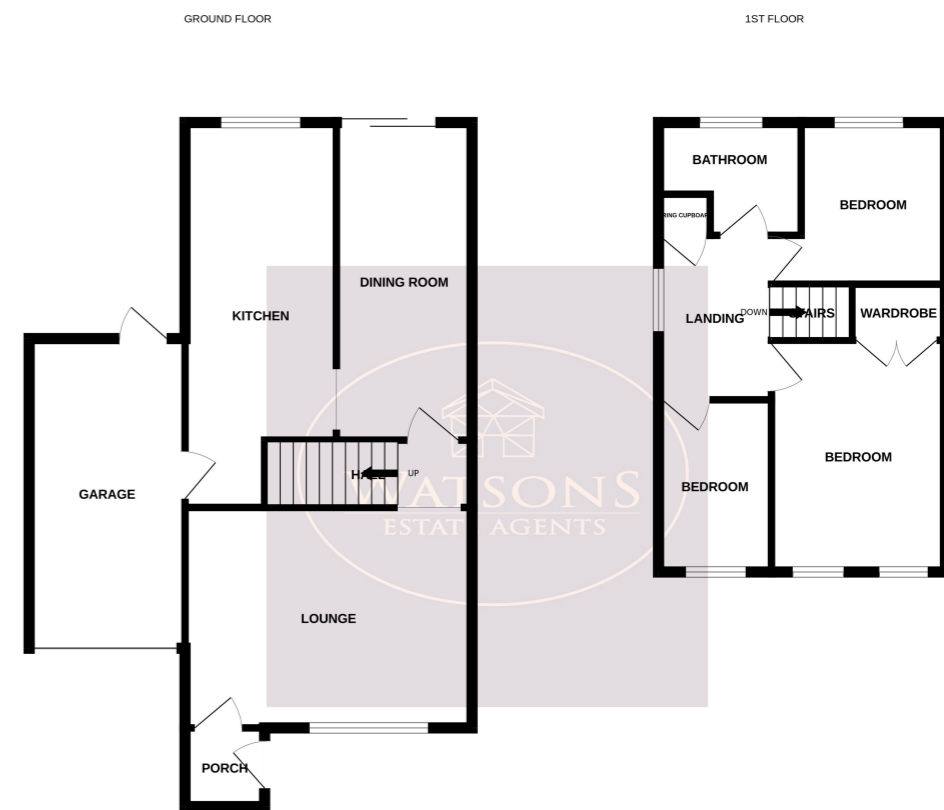
### Kitchen

4.88m x 2.36m (16' 0" x 7' 9") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated electric oven & hob with extractor over, fridge freezer and dishwasher. Ceiling spotlights, plumbing for washing machine, under stairs storage, radiator and uPVC double glazed window to the rear.

## First Floor

### Landing

UPVC double glazed window to the side, storage cupboard housing the combination boiler, radiator and doors to all bedrooms and bathroom.



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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### Bedroom 1

4.54m x 2.73m (14' 11" x 8' 11") 2 uPVC double glazed windows to the front, fitted furniture and radiator.

### Bedroom 2

2.59m x 2.06m (8' 6" x 6' 9") UPVC double glazed window to the rear, built in wardrobe and radiator.

### Bedroom 3

2.75m x 1.79m (9' 0" x 5' 10") UPVC double glazed window to the front and radiator.

### Bathroom

3 piece suite in white comprising WC, wall mounted sink & bath with shower over. Radiator and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property is a lawned garden. A tarmac driveway running alongside provides off road parking and leads to the single garage with up & over door and power. The rear garden offers a good level of privacy and comprises a timber decking, lawned garden and is enclosed by timber fencing to the perimeter with gated access to the side.