

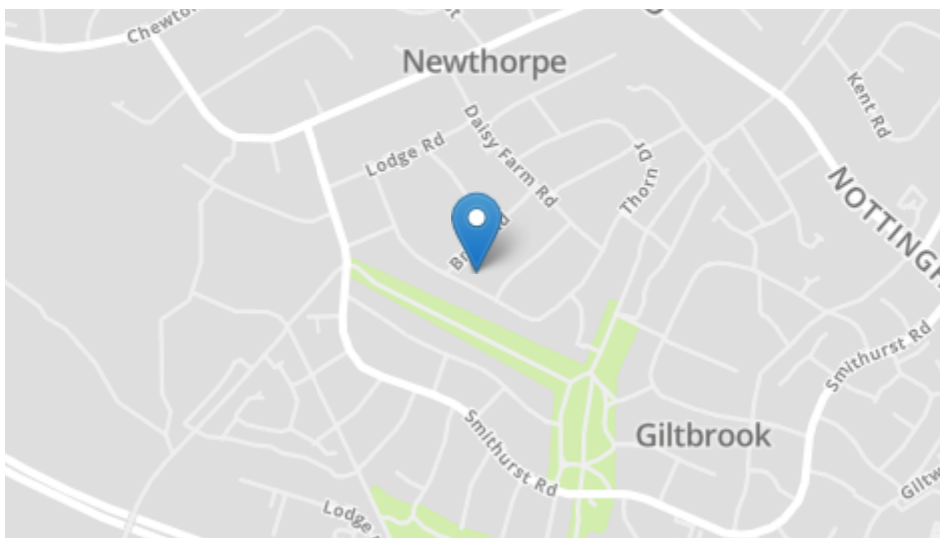
Rolleston Drive, Newthorpe, Nottingham, NG16 2BA

Offers Over £325,000



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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | | |
| (55-68) | D | 65 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



- Detached House
- 5 Bedrooms
- Open Plan Lounge Diner
- Downstairs Shower Room & First Floor Bathroom
- Popular Residential Location
- Excellent Road & Public Transport Links
- Walking Distance From Amenities
- Short Drive To Eastwood & Kimberley Town Centres

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 - 26577608

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.

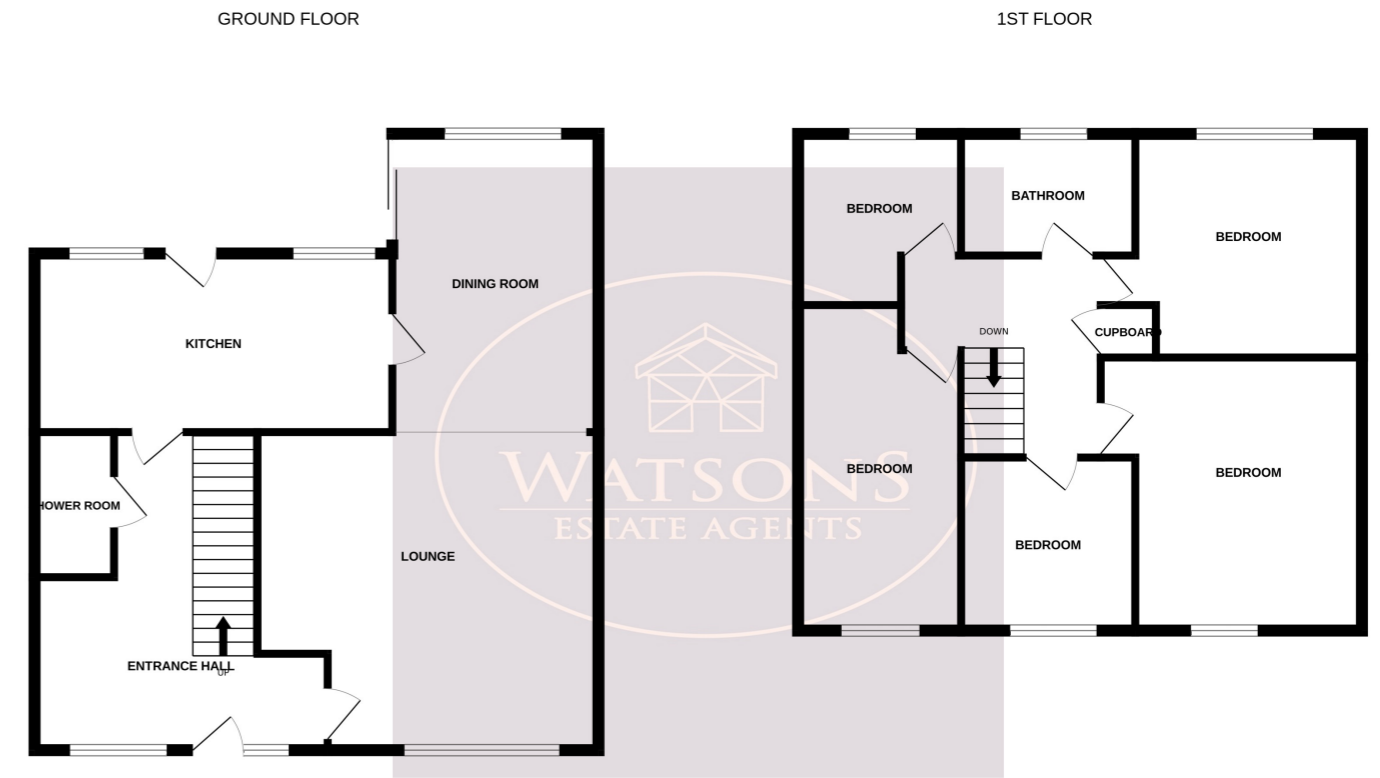


40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



*** PUT DOWN ROOTS ON ROLLESTON! *** This detached home on the popular 'daisy farm' area of Newthorpe offers more space that you would normally expect at this price point. In brief, the accommodation comprises: spacious entrance hall, downstairs shower room, open plan lounge & dining area and a dining kitchen fitted with shaker style units. On the first floor, the landing leads to the family bathroom and five bedrooms which is fitted with a white suite. Outside, a block paved driveway provides off road parking, whilst the turfed rear garden provides an ideal place for the children to play. Families will also appreciate the favoured school catchment and easy access to Town Centre & shopping amenities. For buyers that need to commute, the A610 which leads to junction 26 of the M1 motorway is just a 5 minute drive away. For more information, or to book a viewing appointment, call our team.



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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Ground Floor

Entrance Hall

UPVC double glazed entrance door & window to the front, radiator, stairs to the first floor, wood effect laminate flooring and doors to the lounge, kitchen and shower room.

Shower Room

Concealed cistern WC, vanity sink unit, shower cubicle with mains fed dual rainfall effect shower over, heated towel rail and extractor fan.

Lounge Area

4.88m x 3.95m (16' 0" x 13' 0") UPVC double glazed window to the front, radiator and open plan access to the dining area.

Dining Area

5.12m x 3.07m (16' 10" x 10' 1") UPVC double glazed window to the rear, vertical radiator. Door to the kitchen and sliding patio doors leading to the rear garden.

Kitchen

5.35m x 2.54m (17' 7" x 8' 4") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated electric oven & hob with extractor over. Plumbing for washing machine & dishwasher, tiled flooring, radiator, 2 uPVC double glazed windows to the rear and door to the rear garden.

First Floor

Landing

Airing cupboard housing the combination boiler and doors to all bedrooms and bathroom.

Bedroom 1

3.67m x 3.08m (12' 0" x 10' 1") UPVC double glazed window to the front and radiator.

Bedroom 2

5.2m x 2.47m (17' 1" x 8' 1") UPVC double glazed window to the front and radiator.

Bedroom 3

3.42m x 3.07m (11' 3" x 10' 1") UPVC double glazed window to the rear and radiator.

Bedroom 4

2.7m x 2.59m (8' 10" x 8' 6") UPVC double glazed window to the front, access to the attic and radiator.

Bedroom 5

2.46m x 2.11m (8' 1" x 6' 11") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising concealed cistern WC, vanity sink unit and bath with mains fed shower over. Heated towel rail, obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn and flower bed borders with a range of plants & shrubs. A brick paved driveway provides off road parking. The rear garden offers a good level of privacy and comprises a paved patio, turfed lawn and is enclosed by timber fencing to the perimeter with gated access to the side.