

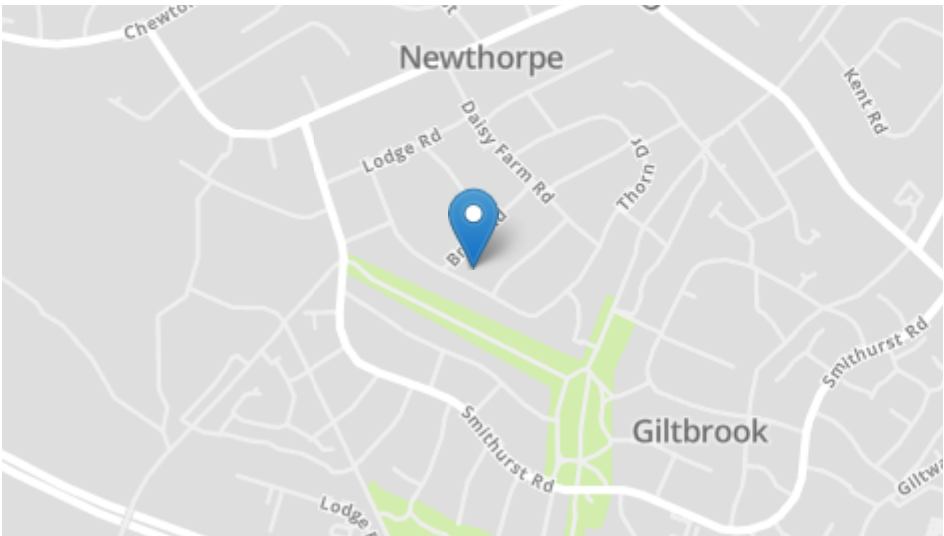
Rolleston Drive, Newthorpe, NG16 2BA

£325,000



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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		
	63	81
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 - 28337003

Our Seller says....

- Detached Family Home
- 3 Good Size Bedrooms
- Lounge
- Dining Room
- Kitchen
- Garage & Driveway
- Spacious Enclosed Garden
- Close to Amenities & Bus Stops
- Desirable School Catchment Area

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



*****ROLL WITH IT***** A superb and spacious three bedroom detached family home in the popular village of Newthorpe. With two reception rooms, driveway, garage and private rear garden, this home ticks all the boxes for family life. Briefly comprising; entrance porch, hallway, lounge, dining room, kitchen. To the first floor, three bedrooms and bathroom. Outside, driveway and garage to the front, and private and generous garden to the rear. Located in Newthorpe, village amenities include a renowned butchers, pubs, lovely local walks, and excellent nearby road links. Eastwood is a short drive away where schools, a supermarket and a range of pubs and bars can be found. Contact Watsons to arrange a viewing.

Ground Floor

Porch

Brick and uPVC construction with uPVC double glazed entrance door to the front.

Entrance Hall

Stairs leading to first floor with under stairs storage cloakroom, and radiator. Doors leading to lounge and dining room.

Lounge

7.39m x 3.45m (24' 3" x 11' 4") UPVC double glazed window to the font and rear. Single glazed window to the side, 2 radiators and wall mounted electric fire.

Dining Room

3.38m x 2.85m (11' 1" x 9' 4") Radiator and sliding patio doors to the rear.

Kitchen

5.34m x 3.12m (17' 6" x 10' 3") A range of wall and base units with work surfaces incorporating an 1.5 inset stainless steel sink & drainer unit. Integrated appliances including waist height double fan assisted oven, 5 ring gas hob with extractor fan over and fridge. UPVC double glazed window to the rear, ceiling spotlights, radiator and door to downstairs wc and side to the rear garden.

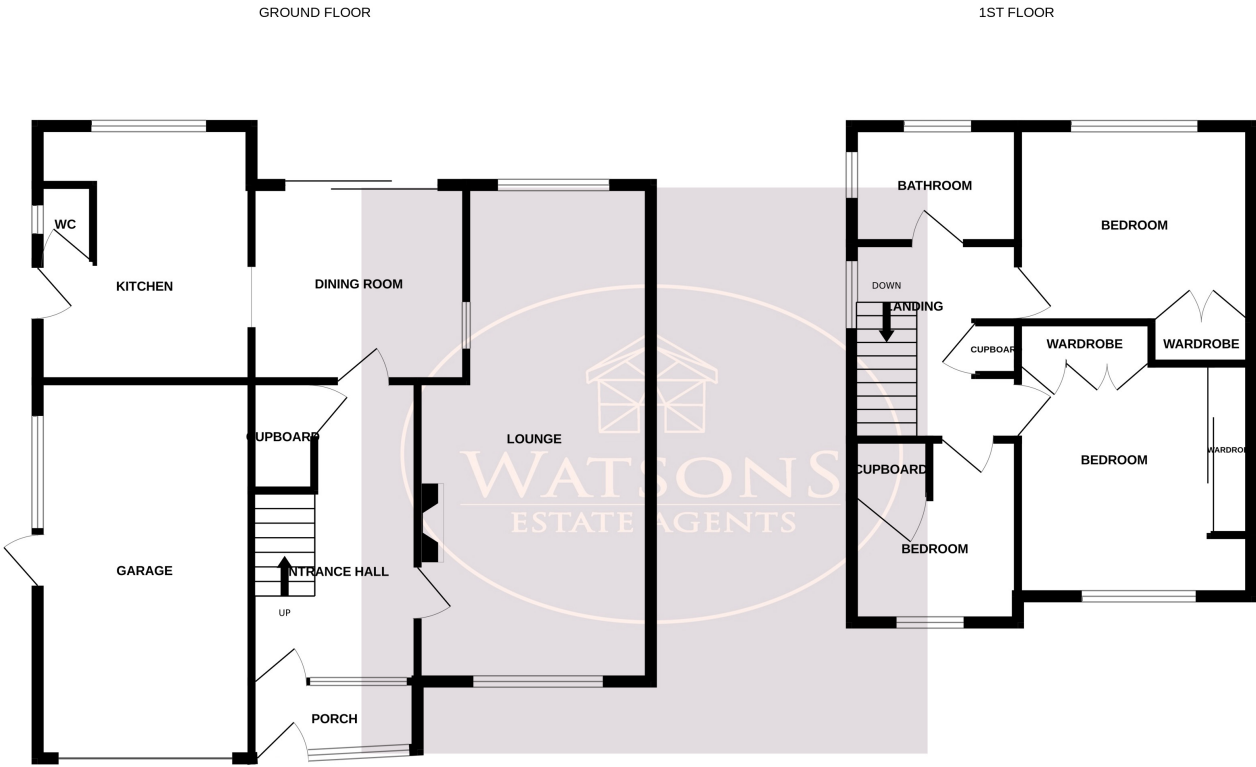
Downstairs WC

Obscured uPVC double glazed window to the side, and wc.

First Floor

Landing

UPVC double glazed window to the side, airing cupboard housing hot water tank and access to partly boarded attic. 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

4.14m x 3.23m (13' 7" x 10' 7") UPVC double glazed window to the front, fitted wardrobes and radiator.

Bedroom 2

3.26m x 2.44m (10' 8" x 8' 0") UPVC double glazed window to the rear, storage cupboard and radiator.

Bedroom 3

2.73m x 2.54m (8' 11" x 8' 4") UPVC double glazed window to the front, radiator and storage cupboard, housing boiler.

Bathroom

3 piece white suite comprising wc, vanity sink with storage, whirlpool bath and chrome heated towel rail. Obscured uPVC double glazed window to the front and side.

Garage

Single garage fitted with power with an up & over door.

Outside

The front garden has a turfed lawn and paved pathway along side, leading to the entrance door and a tarmacadam driveway to the garage. To the side has a gate leading to rear garden with a paved patio path. The rear garden has a paved patio area with steps leading down towards a turfed lawn, with paved pathway along side. A raised decking seating area, enclosed by timber fencing, and a gravel area leading to a timber shed and 240v power supply.