

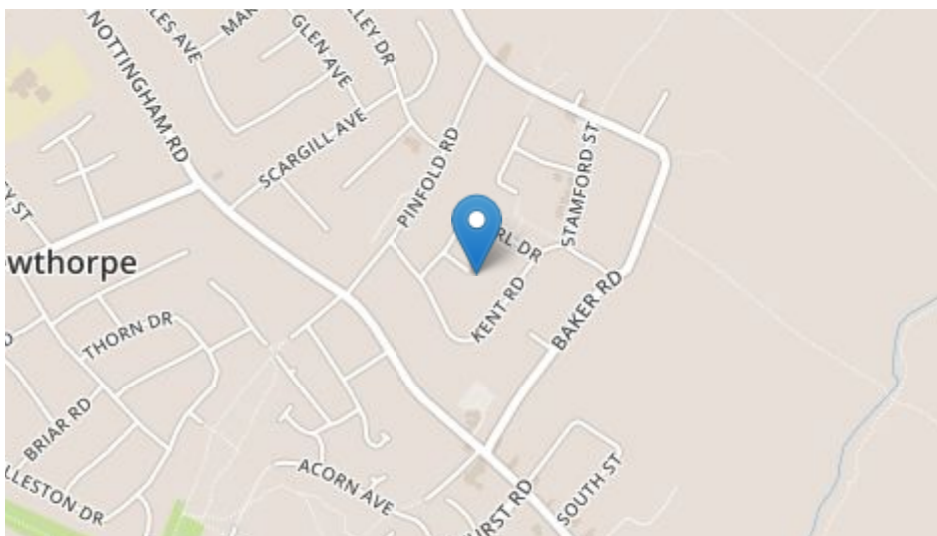
Duke Crescent, Giltbrook, NG16 2FY

£180,000



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£180,000



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 - 18287463



Our Seller says....

- Semi Detached Family Home
- 3 Bedrooms
- Open Plan Lounge & Dining Room
- Driveway & Garage
- Generous Corner Plot
- Popular Residential Location
- Excellent Road & Public Transport Links
- No Upward Chain

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.

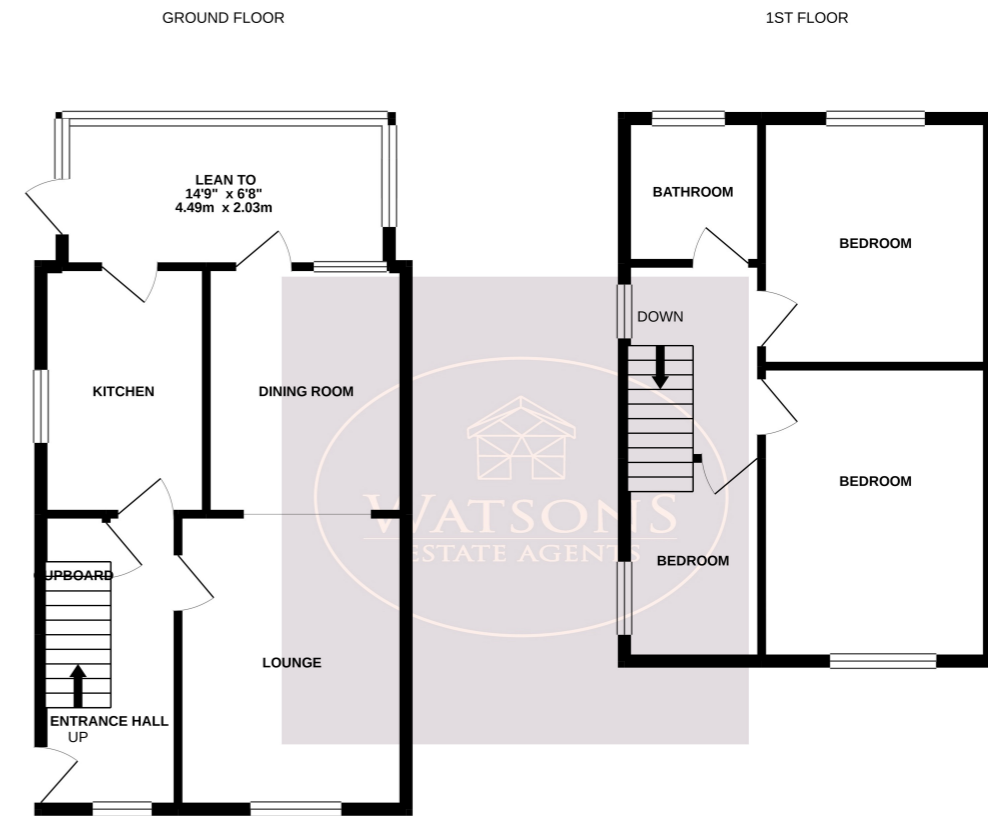


40 Main Street, Kimberley, NG16 2LY

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, 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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*** NO UPWARD CHAIN *** This semi detached home sits on a generous corner plot and provides a blank canvas for buyers to put their own stamp on. The accommodation comprises in brief; entrance hall, open plan lounge and dining area, kitchen and lean to. On the first floor, the landing leads to the 3 bedrooms and bathroom which is fitted with a white suite. Outside, there are lawned gardens to the front side and rear providing plenty of potential to extend (Subject to planning consent) making this a great option for a long term family home. A driveway located behind the property provides off road parking and leads to a detached single garage, whilst to the front of the property an enclosed lawned garden boasts a range of flowers, plants and shrubs all adding to the attractive kerb appeal of this property. Duke Crescent is conveniently located within half a mile of a wide range of amenities including convenience stores, cafes and public services. More shopping facilities can be found at Giltbrook Retail Park and Eastwood Town Centre both just a short drive away. Public transport links are excellent with bus stops just a few minutes walk away and including routes to Nottingham City Centre amongst other destinations. Key roads include the A610, which leads to Junction 26 of the M1. For more information or to book your viewing, call our team.

Ground Floor

Entrance Hall

Entrance door to the front, obscured uPVC double glazed window to the side, stairs to the first floor, under stairs storage cupboard, radiator and doors to the lounge and kitchen.

Lounge

3.89m x 3.17m (12' 9" x 10' 5") UPVC double glazed window to the side, brick built fire place with real flame gas fire, radiator and open plan to the dining room.

Dining Room

3.28m x 2.73m (10' 9" x 8' 11") UPVC double glazed window to the side, serving hatch to the kitchen, radiator and door to the lean to.

Kitchen

3.3m x 2.27m (10' 10" x 7' 5") A range of matching wall & base units, work surfaces incorporating a one & a quarter bowl sink & drainer unit. Plumbing for washing machine, integrated electric oven & gas hob with extractor over. UPVC double glazed windows to the front & side and door to the lean to.

Lean to

4.45m x 1.47m (14' 7" x 4' 10") Timber construction and door to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, access to the attic and doors to all bedrooms and bathroom.

Bedroom 1

3.92m x 3.05m (12' 10" x 10' 0") UPVC double glazed window to the side and radiator.

Bedroom 2

3.33m x 3.04m (10' 11" x 10' 0") UPVC double glazed window to the side, radiator and airing cupboard housing the hot water tank.

Bedroom 3

3.1m x 1.96m (10' 2" x 6' 5") UPVC double glazed window to the front, radiator, fitted bunk beds and storage.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with electric shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

Outside

To the front of the property there is a lawned garden with flower bed borders and a range of plants & shrubs, all enclosed by a low perimeter wall. The rear and side gardens are predominantly lawned with a paved patio, timber decking area uncovered pergola, flower bed borders and a range of plants & shrubs. The garden is enclosed by timber fencing with side gated access. To the rear of the property a driveway provides off road parking and leads to a single detached garage with up & over door, power and inspection pit.