

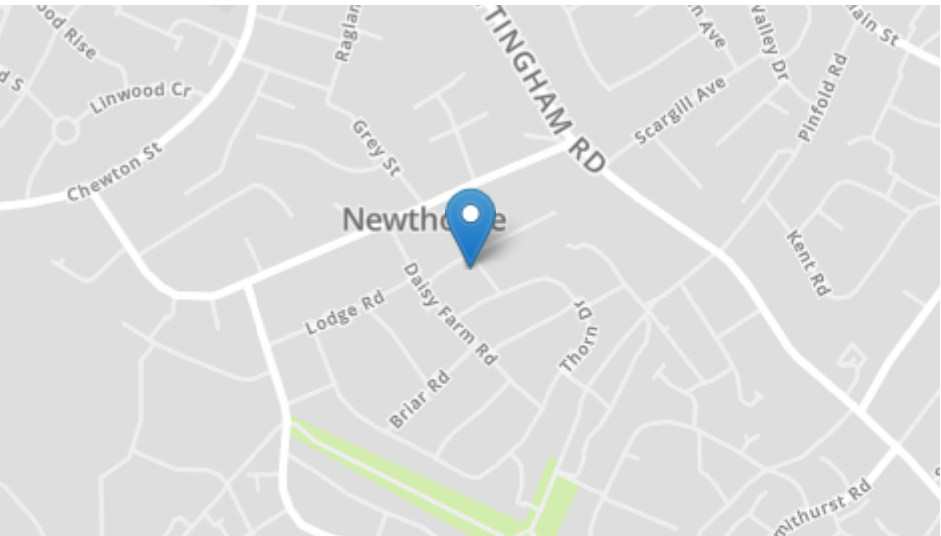
Clover Rise, Newthorpe, NG16 2BJ

Offers Over £450,000



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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		
England, Scotland & Wales	76	82
	EU Directive 2002/91/EC	



- Extended Detached Bungalow
- 4 Bedrooms
- 2 Reception Rooms
- 2 En Suites & Family Shower Room
- Ample Off Road Parking & Garage
- Private Rear Garden
- Substantial Corner Plot
- Fully Renovated Throughout
- 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 - 28799166

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



*** DOWN-SIZE WITHOUT COMPROMISE! *** This 4 bed detached bungalow in the desirable 'Daisy Farm' area of Newthorpe has been fully renovated and significantly EXTENDED to provide almost DOUBLE the amount of space as a normal home of this type. The impressive entrance is into the spacious dining area which is open plan to the kitchen, making this the hub of the home. The remaining accommodation comprises in brief: lounge, snug/utility, 3 good size bedrooms (en suite to primary) to the ground floor and a further double bedroom upstairs with en suite. Externally, the property is equally well presented and the corner plot allows good off street parking, whilst the well tended rear enjoys a high level of privacy, making it an appealing space to enjoy the Spring & Summer months. This quiet location has easy access to wealth of amenities and transport links so, whether you are a family, or just wanting to future-proof by finding your 'forever home', we would encourage you to see this impressive home in person. Call our sales team now.

Ground Floor

Entrance Hall

Entrance door to the front, wood effect laminate flooring and doors to the lounge, dining kitchen, bedrooms 1, 3 & 4 and shower room.

Lounge

5.18m x 3.73m (17' 0" x 12' 3") UPVC double glazed window to the front, radiator and feature fire place with inset coal effect fire.

Dining Area

6.79m x 5.87m (22' 3" x 19' 3") Composite entrance door to the front, wood effect laminate flooring, 2 velux windows, uPVC double glazed window to the front, radiator. French doors leading to the rear garden. Door to the snug/utility room, open to Kitchen area.

Kitchen Area

3.73m x 2.57m (12' 3" x 8' 5") A range of matching wall & base units, work surfaces incorporating an inset one & a quarter bowl sink & drainer unit with mixer tap. Space for Range style cooker with extractor over, plumbing and wiring for an American style fridge freezer, wood effect laminate flooring, radiator, uPVC double glazed window to the rear and open to the dining area.

Snug/Utility Room

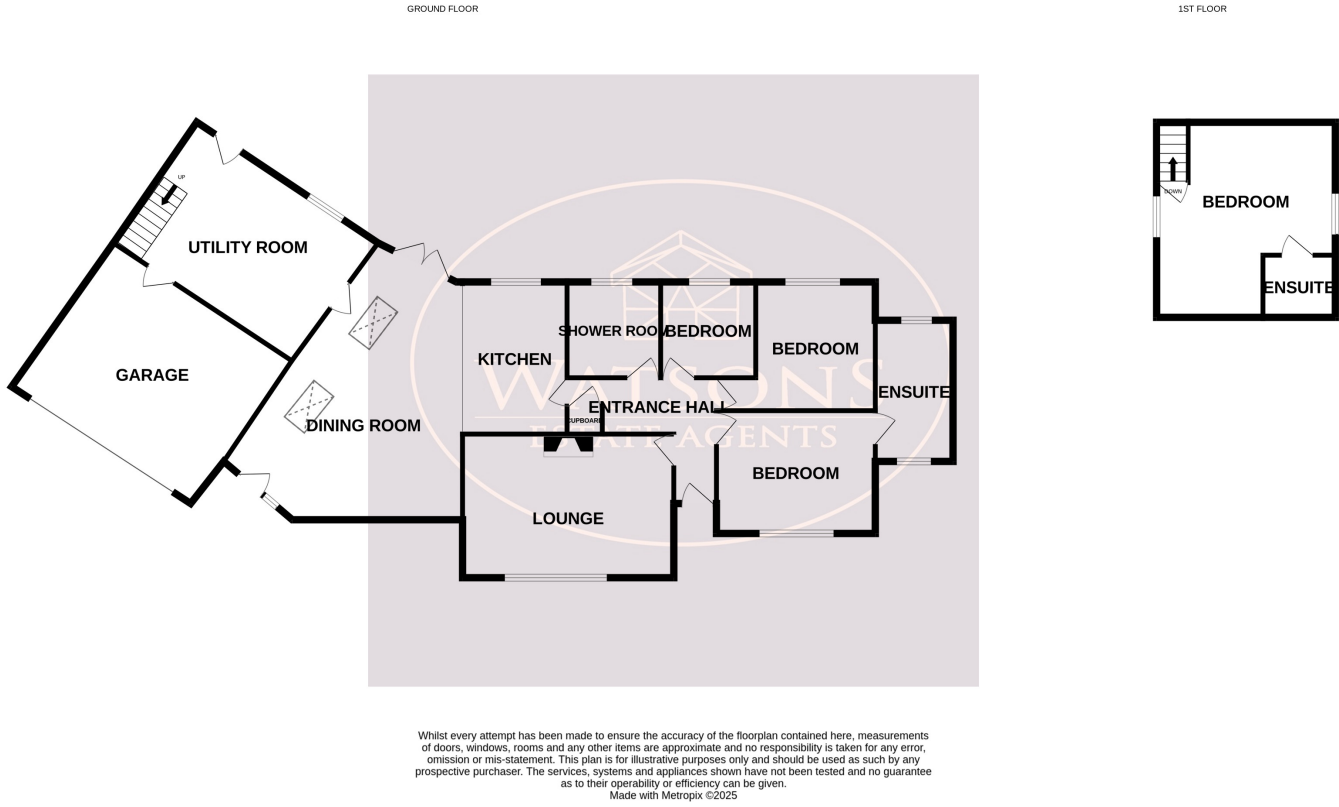
4.95m x 3.56m (16' 3" x 11' 8") A range of matching base units, plumbing for washing machine & dishwasher. Wood effect laminate flooring, radiator and uPVC double glazed windows to both side. Stairs up to bedroom 2.

Primary Bedroom

3.89m x 2.97m (12' 9" x 9' 9") UPVC double glazed window to the front, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and freestanding bath with shower over. Tiled flooring, heated towel rail and obscured uPVC double glazed windows to the front & rear.



Bedroom 3

3.28m x 2.79m (10' 9" x 9' 2") UPVC double glazed window to the rear and radiator.

Bedroom 4

2.31m x 2.26m (7' 7" x 7' 5") UPVC double glazed window to the rear and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Tiled flooring, heated towel rail and obscured uPVC double glazed window to the rear.

First Floor

Bedroom 2

4.78m x 4.39m (15' 8" x 14' 5") UPVC double glazed windows to the both sides and radiator. Door to the en suite.

En Suite

2 piece suite in white comprising WC and vanity sink unit. Radiator and wood effect laminate flooring.

Outside

To the front of the property is an in out blocked paved driveway providing ample off road parking, decorative gravel and stone borders with a range of mature plants & shrubs. To the side of the property is a further block paved driveway leading to the garage measuring 5.21m x 4.95m with up & over door, power and doors leading to the snug/utility room. The rear garden offers a good level of privacy and comprises a decorated paved patio seating area, well maintained lawn, gravel borders with a range of mature plants & shrubs, a vegetable garden, paved path leading to the side garden with a further paved patio seating area with pergola, greenhouse and is enclosed by timber fencing to the perimeter with gated access to the side.