

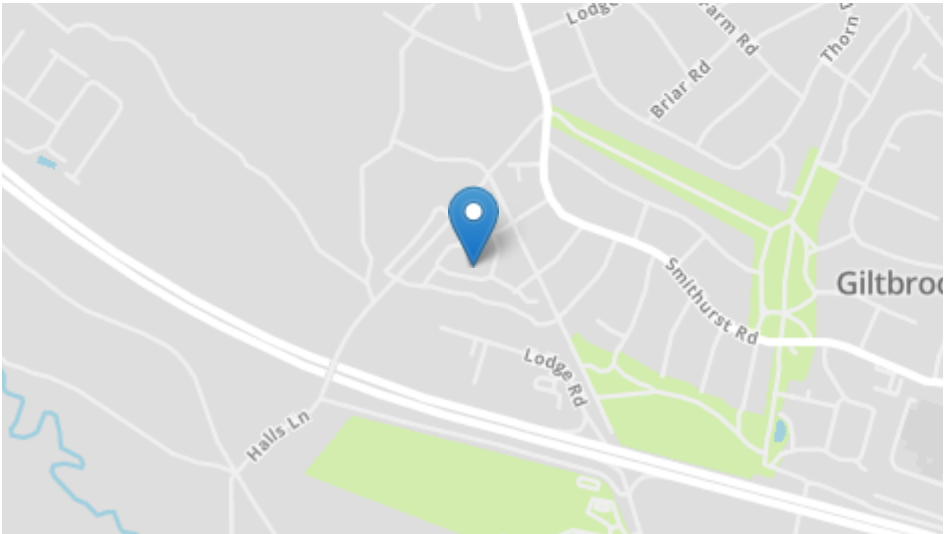
Wessex Drive, Giltbrook, NG16 2YP

Guide Price £260,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <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>		
	76	86
	EU Directive 2002/91/EC	



want to view?  
Call us on 0115 938 5577  
Our lines are open 8am - 8pm  
7 Days a week  
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mail@watsons-residential.co.uk  
Ref - 27653599

- 3 Storey Semi Detached Home
- 4 DOUBLE Bedrooms
- En Suite To Primary Bedroom
- Driveway & Garage
- Stylishly Presented Throughout
- South Facing Rear Garden
- Good Transport Links
- Superb Open Views

Our Seller says....

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.



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\*\*\* GUIDE PRICE £260,000 - £270,000 \*\*\* JUST LOOK AT THOSE VIEWS! \*\*\* This popular cul-de-sac in Giltbrook runs alongside the 'Nutbrook Trail' which is popular with dog walkers. Offering a great amount of space, with the added benefit of amazing open views, the accommodation gives great versatility for families. Over 3 floors, it comprises in brief: entrance hallway, WC, Lounge diner with French doors leading out to the garden, kitchen, first floor landing to bedrooms 2 & 4 and a family bathroom. The second floor landing leads to bedrooms 1 & 3. The spacious primary bedroom and en-suite shower room is a huge selling point to this family home and the open views from the rear windows are an added bonus. The south facing rear garden is predominantly lawned with a decked seating area and the driveway to the front provides off street parking and leads to a single garage. Call our sales team now to arrange a viewing.

GROUND FLOOR

Entrance

Composite entrance door, luxury vinyl tiled flooring, spotlighting to the ceiling, stairs to first floor, radiator. Doors to kitchen, lounge diner & WC.

WC

WC, pedestal sink unit, extractor fan, radiator.

Lounge Diner

4.67m (reducing to 3.22) x 4.61m (15' 4" x 15' 1") UPVC double glazed window and french doors to the rear, 2 radiators.

Kitchen

3.0m x 2.38m (9' 10" x 7' 10") A range of matching wall & base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over, plumbing for dishwasher and washing machine , tiled flooring, cupboard housing the combination boiler and uPVC double glazed window to the front.

FIRST FLOOR

Landing

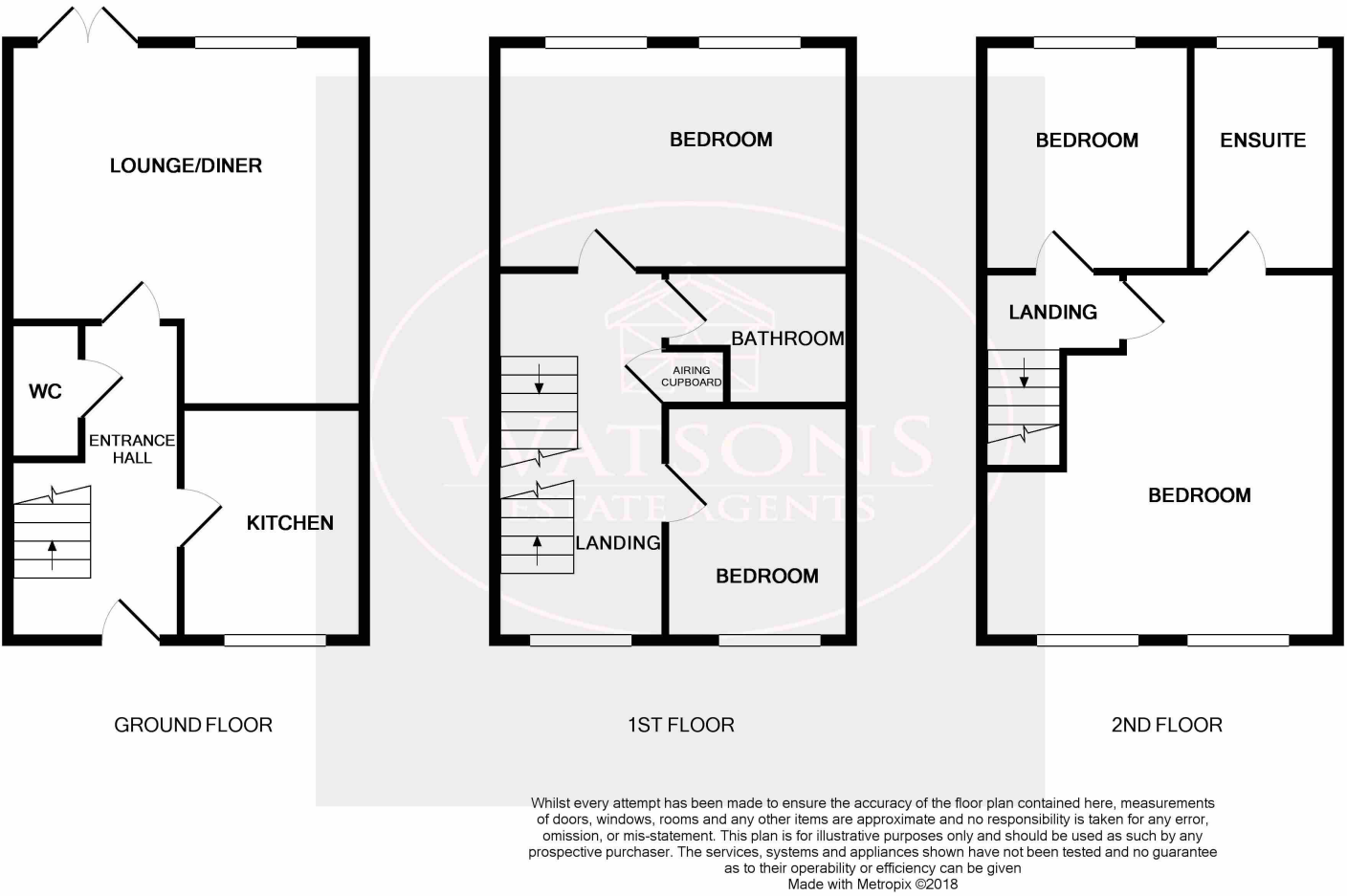
Airing cupboard incorporating the hot water tank, radiator, stairs to second floor. Doors to bedrooms 2 & 4 and bathroom.

Bedroom 2

4.69m x 2.85m (15' 5" x 9' 4") Two uPVC double glazed windows to the rear, radiator.

Bedroom 4

2.73m x 2.73m (8' 11" x 8' 11") UPVC double glazed window to the front, radiator.



Bathroom

3 piece suite in white comprising WC, pedestal sink unit & panelled bath with mains shower over. Extractor fan, radiator.

SECOND FLOOR

Landing

Radiator. Doors to the primary bedroom and bedroom 3.

Primary Bedroom

4.8m x 3.55m plus over stair recess (4.7m max) (15' 9" x 11' 8") 2 uPVC double glazed windows to the front, access to the attic, radiator. Door to en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit & double shower cubicle with mains shower. Extractor fan, obscured uPVC double glazed window to the rear, radiator.

Bedroom 3

2.73m x 2.77m (8' 11" x 9' 1") UPVC double glazed window to the rear, radiator.

Outside

The rear garden offers a good level of privacy and faces a southerly direction so is great for summer entertaining. The paved patio has a door to the garage and leads to lawn and timber decked areas with timber fenced borders. The garage to the side is accessed via the tarmacadam driveway to the front where there is also a small lawn.