

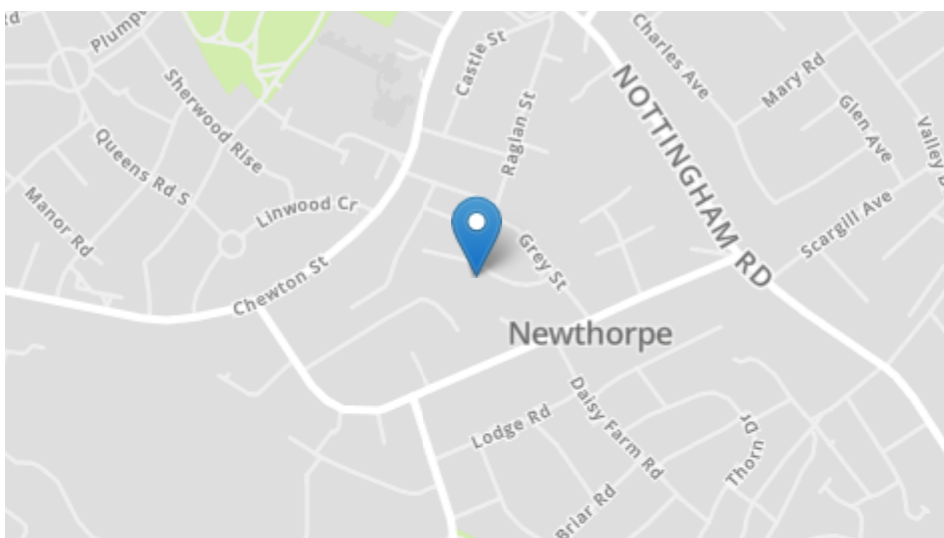
Rockley Avenue, Newthorpe, NG16 2EG

£220,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	
(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>		EU Directive 2002/91/EC	



- Detached Bungalow
- 2 Double Bedrooms
- Breakfast Kitchen
- Off Road Parking
- Popular Cul De Sac Location
- Walking Distance From Amenities
- Excellent Road & Public Transport Links

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 - 27967940

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





**\*\*\* LIFE ON ONE LEVEL \*\*\*** If you're wanting to downsize or perhaps wanting one level living then look no further than this detached bungalow located in Newthorpe. Accommodation in brief comprises; welcoming entrance hallway, lounge, breakfast kitchen, conservatory, two double bedrooms and bathroom. Externally the property features a private rear garden along with a front garden and driveway. Rockley Avenue is a sought after cul de sac situated within Newthorpe with access to a range of local amenities as well as excellent transport links providing the the best of both worlds! Don't delay, call our team today to arrange your viewing!

### Entrance Hall

UPVC double glazed door to the front, radiator and doors to all rooms.

### Lounge

3.88m x 3.68m (12' 9" x 12' 1") UPVC double glazed window to the front and radiator.

### Breakfast Kitchen

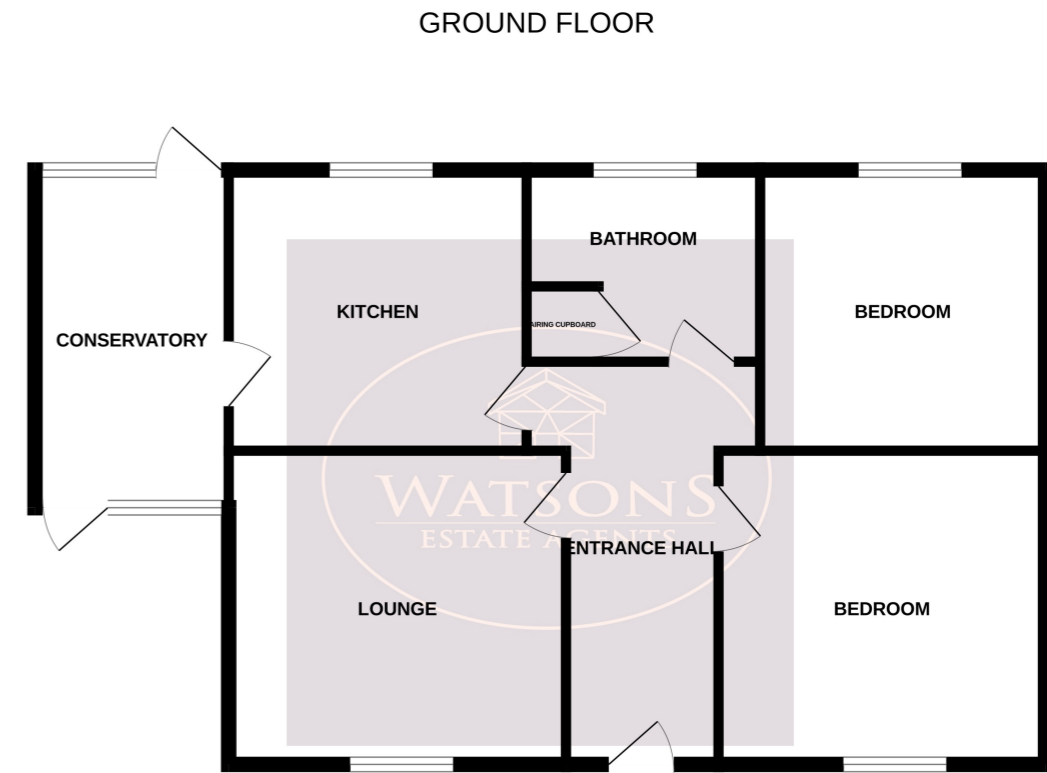
3.37m x 3.26m (11' 1" x 10' 8") A range of matching wall & base units, work surfaces incorporating a one & a half bowl sink & drainer unit. Integrated waist height electric oven and 4 ring gas hob with extractor over. Plumbing for washing machine, radiator, uPVC double glazed window to the rear and side door to the conservatory.

### Conservatory

UPVC double glazed construction, uPVC door to the front and uPVC door to the rear garden

### Bedroom 1

3.85m x 3.68m (12' 8" x 12' 1") UPVC double glazed window to the front and radiator.



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 2

3.36m x 3.20m (11' 0" x 10' 6") UPVC double glazed window to the rear and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Access to the attic, radiator, extractor fan and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property is a lawn garden and tarmac driveway offering ample off road parking. The low maintenance rear garden comprises of a paved patio, timber built decking and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.