

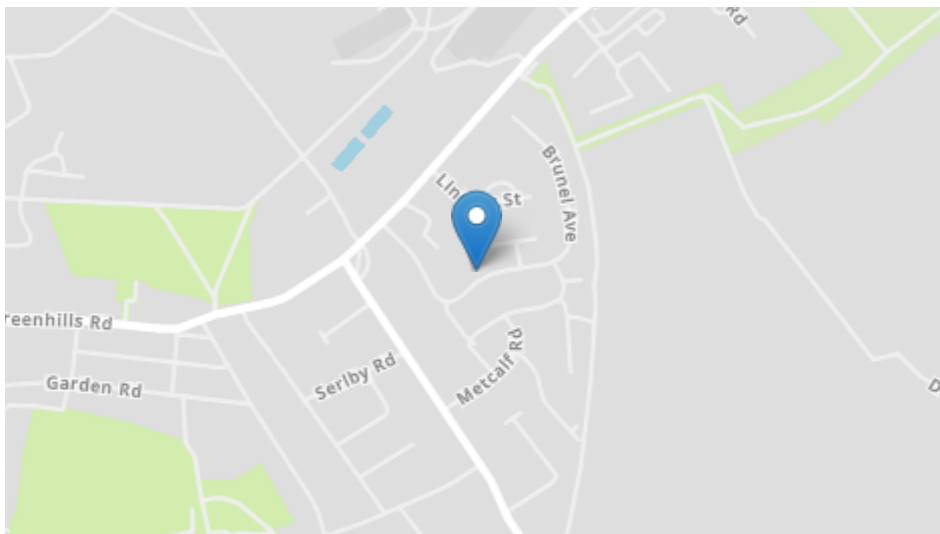
Brunel Avenue, Newthorpe, NG16 3NH

£220,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 3 Bedrooms
- Orangery
- Utility Room & Study
- Private Rear Garden
- Off Road Parking
- Popular Residential Location
- Short Drive To Giltbrook Retail Park

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 - 26994039

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



*** ONE FOR THE FAMILY *** Impress your family & friends with this deceptively spacious, VERSATILE detached house situated within the sought area of Newthorpe. Accommodation in brief comprises; entrance hall, modern kitchen, spacious lounge with orangery, study and utility. To the first floor there are three bedrooms and modern re-fitted bathroom. The converted garage (currently used as a study) provides extra space which could be used as a playroom, further bedroom or extra living space. Externally there is a low maintenance private rear garden along with off road parking to the front. The property is located just a short drive from Giltbrook Retail Park where you will find a large variety of retail shops, eateries, secondary & primary schools and & transport links. For buyers with four legged friends - Colliers Wood is just a short walk away! A viewing is essential to appreciate all on offer, call our team today!

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, radiator and doors to the lounge and kitchen.

Lounge

4.91m x 3.38m (16' 1" x 11' 1") Radiator and open to the orangery.

Orangery

4.33m x 2.83m (14' 2" x 9' 3") Brick & uPVC double glazed construction, poly carbonate roof, wood effect laminate flooring, radiator and French doors leading to the rear garden.

Kitchen

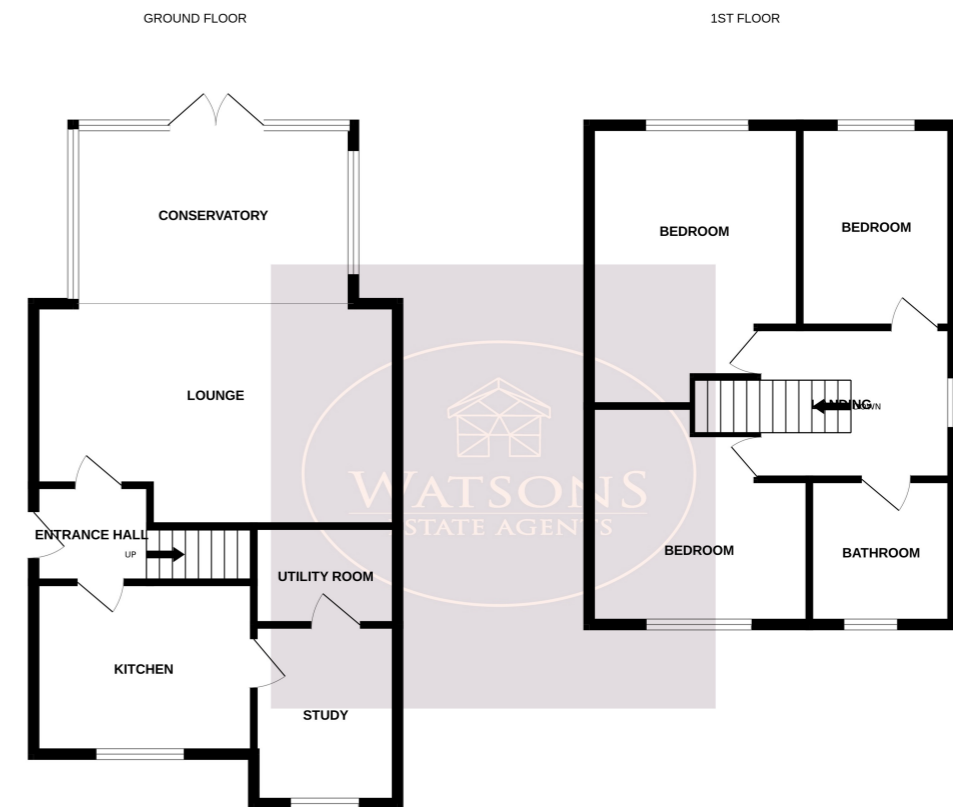
3.2m x 2.69m (10' 6" x 8' 10") A range of matching high gloss wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated waist height electric oven & gas hob with extractor over. Radiator, uPVC double glazed window to the front and door to the study.

Study

2.8m x 1.86m (9' 2" x 6' 1") UPVC double glazed window to the front, radiator, wood effect laminate flooring and door to the utility room.

Utility Room

2.55m x 1.77m (8' 4" x 5' 10") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Plumbing for washing machine, wood effect laminate flooring.



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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First Floor

Landing

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

Bedroom 1

3.26m x 2.98m (10' 8" x 9' 9") UPVC double glazed window to the rear, radiator and wood effect laminate flooring.

Bedroom 2

3.69m x 2.8m (12' 1" x 9' 2") UPVC double glazed window to the front, radiator and wood effect laminate flooring.

Bedroom 3

2.83m x 2.31m (9' 3" x 7' 7") UPVC double glazed window to the rear, radiator and wood effect laminate flooring.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with mains fed duel rainfall effect shower over. Chrome heated towel rail and obscured uPVC double glazed window to the front.

Outside

To the front of the property is a turfed lawn. A concrete driveway provides ample off road parking. The low maintenance rear garden offers a good level of privacy and comprises paved patio, artificial lawn, timber built shed with an adjoining timber decking seating area. The garden is enclosed by timber fencing to the perimeter with gated access to the side.