

Smithurst Road, Giltbrook, NG16 2UD

Offers Over £350,000



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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			
		72	83
England, Scotland & Wales		EU Directive 2002/91/EC	



- Extended Detached Family Home
- 4 DOUBLE Bedrooms
- Modern Dining Kitchen
- Downstairs WC & Utility Room
- En Suite & Family Bathroom
- Garden Room
- Off Road Parking & Garage
- Excellent Road & Public Transports 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 - 28119427

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



*****FOREVER HOME ON SMITHURST***** Located on the popular 'Smithurst' estate is this delightful, extended four double bedroom detached family home. Beautifully presented throughout and benefiting from three reception rooms, utility, en-suite to primary bedroom, generous driveway and garage. Briefly comprising; entrance hallway, downstairs WC, lounge, dining room, garden room, utility, kitchen. To the first floor, four double bedrooms, primary with en-suite, and family bathroom. Outside, generous driveway providing ample off road parking, garage, and private garden to the rear. Located on the popular 'Smithurst' estate, the property is within easy reach of an array of amenities including the Ikea retail park, favoured schools, shops and pubs a short drive away in Eastwood, and excellent transport links with the nearby A610 and M1 Motorway. Contact Watsons today to arrange your viewing.

Ground Floor

Entrance Hall

Entrance door to the front, uPVC double glazed window to the side, stairs to the first floor, under stairs storage, wood effect laminate flooring, radiator and doors to the WC and lounge.

WC

WC, pedestal sink unit, radiator and obscured uPVC double glazed window to the front.

Lounge

5.15m max x 4.44m (16' 11" x 14' 7") UPVC double glazed bay window to the front, radiator, cloakroom, wood effect laminate flooring, inset multi fuel burner and door to the dining room.

Dining Room

5.42m x 2.86m (17' 9" x 9' 5") Radiator, wood effect laminate flooring and open to the kitchen and garden room.

Kitchen

3.35m x 3.32m (10' 11" x 10' 11") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & 4 ring gas hob with extractor over. Plumbing for dishwasher, plumbing and wiring for an American style fridge freezer. Wood effect laminate flooring, uPVC double glazed window to the rear and door to the side.

Garden Room

3.21m x 1.85m (10' 6" x 6' 1") wood effect laminate flooring, radiator, velux window, door to the utility room and French doors to the rear garden.

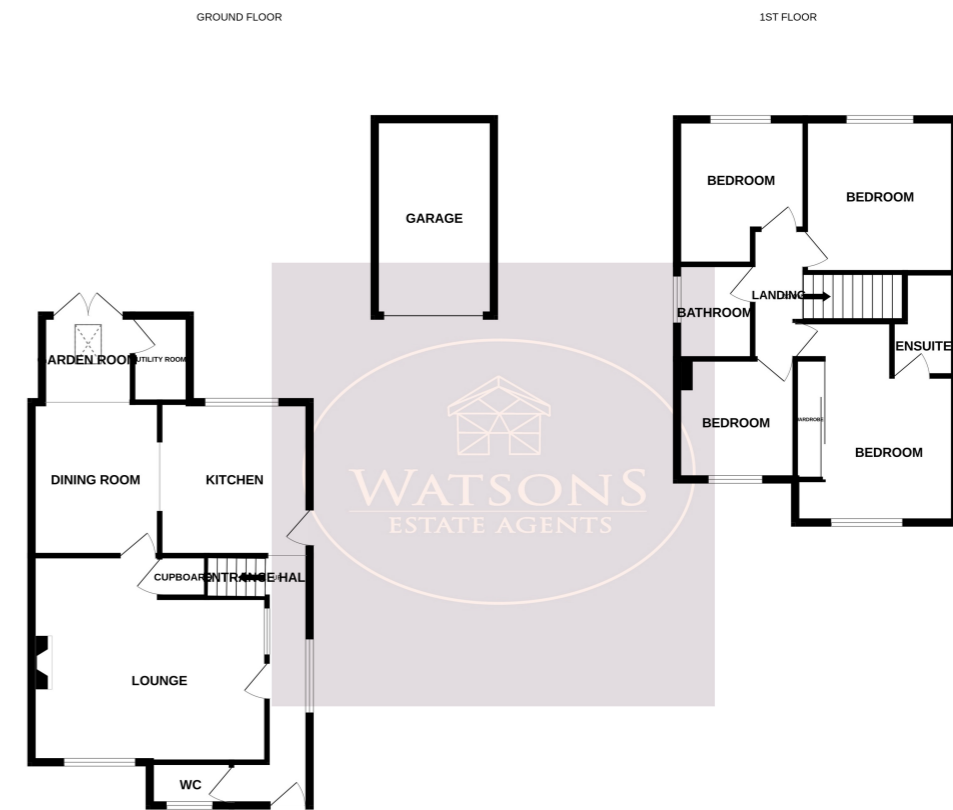
Utility Room

1.85m x 1.24m (6' 1" x 4' 1") Wood effect laminate flooring. Plumbing for washing machine.

First Floor

Landing

Access to the attic (partly boarded) and doors to the primary bedroom, bedrooms 2, 3 & 4 and family bathroom.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of stairs, 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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Primary Bedroom

4.55m x 3.55m (14' 11" x 11' 8") UPVC double glazed window to the front, sliding door wardrobes, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Chrome heated towel rail and ceiling spotlights.

Bedroom 2

3.42m x 3.35m (11' 3" x 11' 0") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

Bedroom 3

3.15m x 2.95m (10' 4" x 9' 8") UPVC double glazed window to the rear and radiator.

Bedroom 4

2.66m x 2.63m (8' 9" x 8' 8") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

Bathroom

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

Outside

To the front of the property is a turfed lawn and gravel beds. A concrete driveway provides ample off road parking and leads to wooden double gates leading to the detached single garage with up & over door and power. The low maintenance rear garden comprises a turfed lawn, gravel beds, timber decking seating area and is enclosed by wall & timber fencing to the perimeter with gated access to the side.