

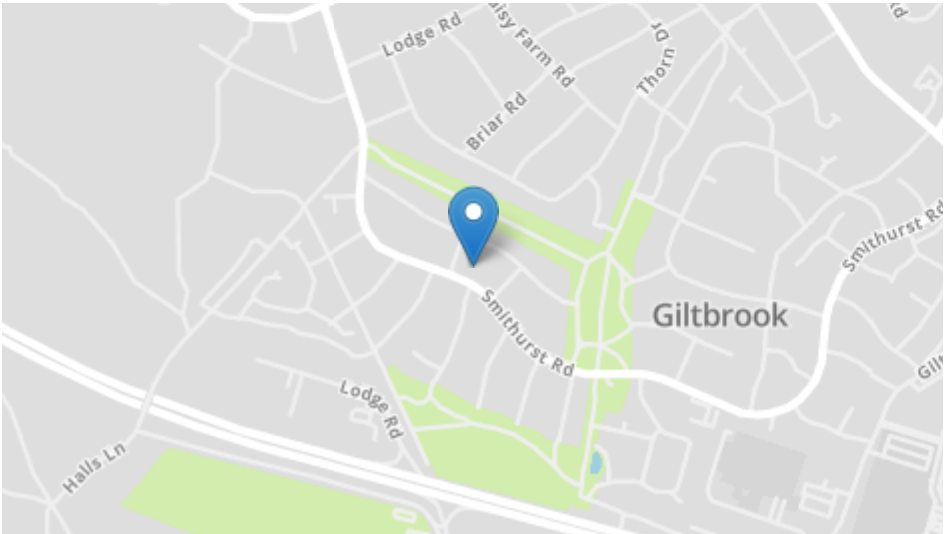
116 Smithurst Road, Giltbrook, Nottingham, NG16 2UP

£375,000



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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		
	74	85
England, Scotland & Wales	EU Directive 2002/91/EC	

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 - 29013500



- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- En Suite & Family Bathroom
- Downstairs WC & Utility Room
- Off Road Parking & Double Garage
- Private South West Facing Rear Garden
- Excellent Road & Public Transport Links

Our Seller says....
"We have loved raising a family here, with the convenience of the location and easy access to walks, off road cycling and nature."

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



*** TICK ALL THE BOXES WITH THIS SUPERB FAMILY HOME *** Located on the popular 'Smithurst estate' and set back from the main road off a private drive with just two properties, is this delightful four bedroom detached home, with two reception rooms, downstairs WC, utility, en-suite to primary bedroom, garage, and private South-West facing rear garden. Briefly comprising; entrance hallway, downstairs WC, lounge, dining room, kitchen, utility. To the first floor, four bedrooms, primary with en-suite, and family bathroom. Outside, driveway and detached double garage to the front, and private south-west facing garden to the rear, perfect for summer entertaining. If you're looking for amenities, this is the property for you, with countryside walks close by, along with the Giltbrook retail park, mid way between Kimberley and Eastwood town centres which have a range of shops, bars and a supermarket, and well regarded schools. The A610 provides easy access to the city and beyond. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, radiator, stairs to the first floor and doors to the WC, lounge and breakfast kitchen.

WC

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

Lounge

5.33m x 3.67m (17' 6" x 12' 0") UPVC double glazed window to the front, radiator, feature fire place with real flame effect fire, wood effect laminate flooring, radiator and French doors to the dining room.

Dining Room

3.76m x 2.91m (12' 4" x 9' 7") Wood effect laminate flooring, radiator and sliding patio doors to the rear garden.

Breakfast Kitchen

3.76m x 3.48m (12' 4" x 11' 5") A range of matching wall & base units, work surfaces incorporating an inset composite sink & drainer unit. Integrated double electric oven & 4 ring gas hob with extractor over. UPVC double glazed windows to the rear & side, tiled flooring, radiator and doors to the utility room, under stairs storage cupboard and dining room.

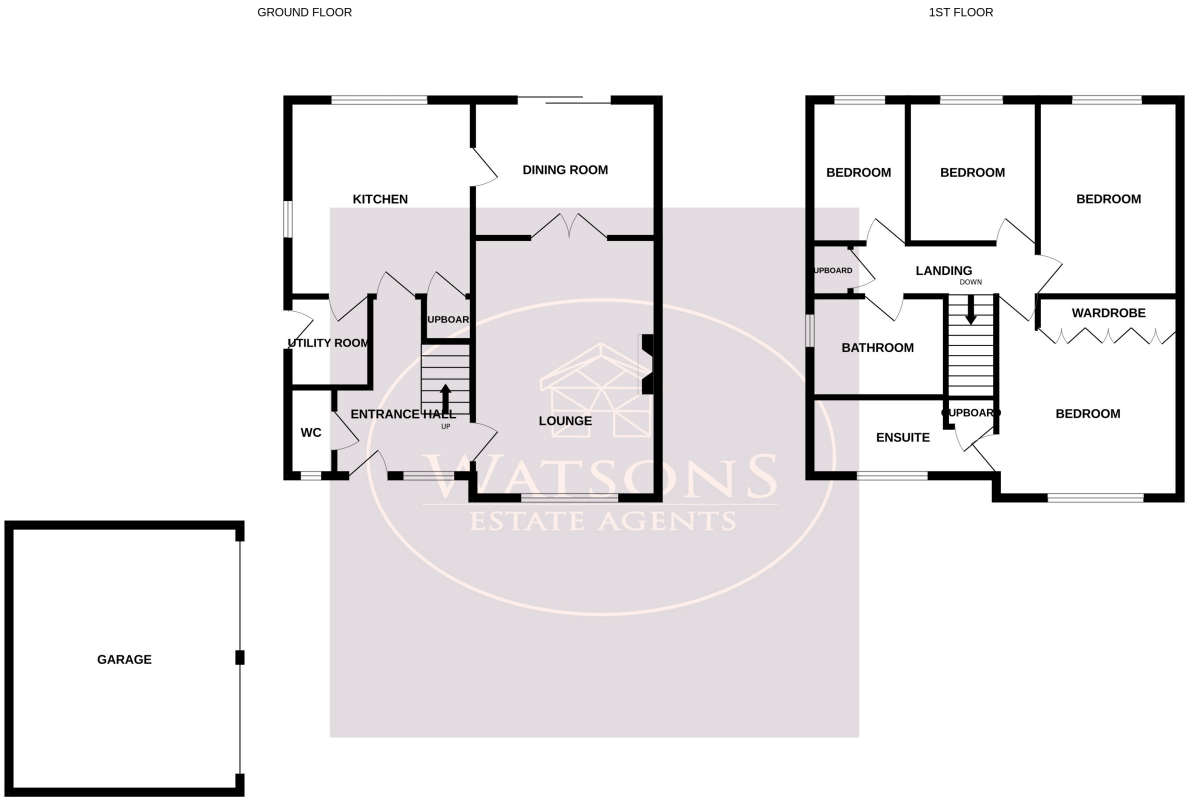
Utility Room

1.81m x 1.78m (5' 11" x 5' 10") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Plumbing for washing machine, radiator and door to the rear garden.

First Floor

Landing

Doors to all bedrooms, bathroom and storage cupboard. Access to the attic (partly boarded).



Primary Bedroom

3.81m x 3.46m (12' 6" x 11' 4") UPVC double glazed window to the front, built in wardrobes, wood effect laminate flooring, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Obscured uPVC double glazed window to the front, ceiling spotlights, radiator and door to the storage cupboard.

Bedroom 2

3.81m x 2.72m (12' 6" x 8' 11") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.69m x 2.55m (8' 10" x 8' 4") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

Bedroom 4

2.71m x 1.92m (8' 11" x 6' 4") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath. Obscured uPVC double glazed window to the side and radiator.

Outside

To the front of the property is a turfed lawn and flower bed borders with a range of mature plants & shrubs. A tarmacadam driveway provides ample off road parking leading to the detached double garage with 2 roll up doors and power. The South West facing rear garden comprises timber decking seating area, turfed lawn, flower bed borders with a range of mature plants & shrubs and timber built shed. The garden is enclosed by timber fencing to the perimeter.