

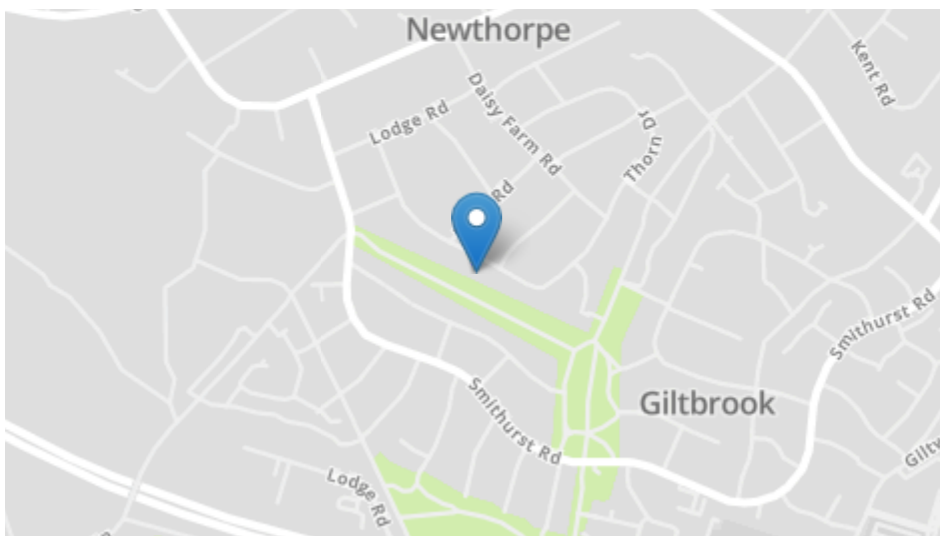
Rolleston Drive, Newthorpe, NG16 2BD

£350,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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 - 28264983

Our Seller says....

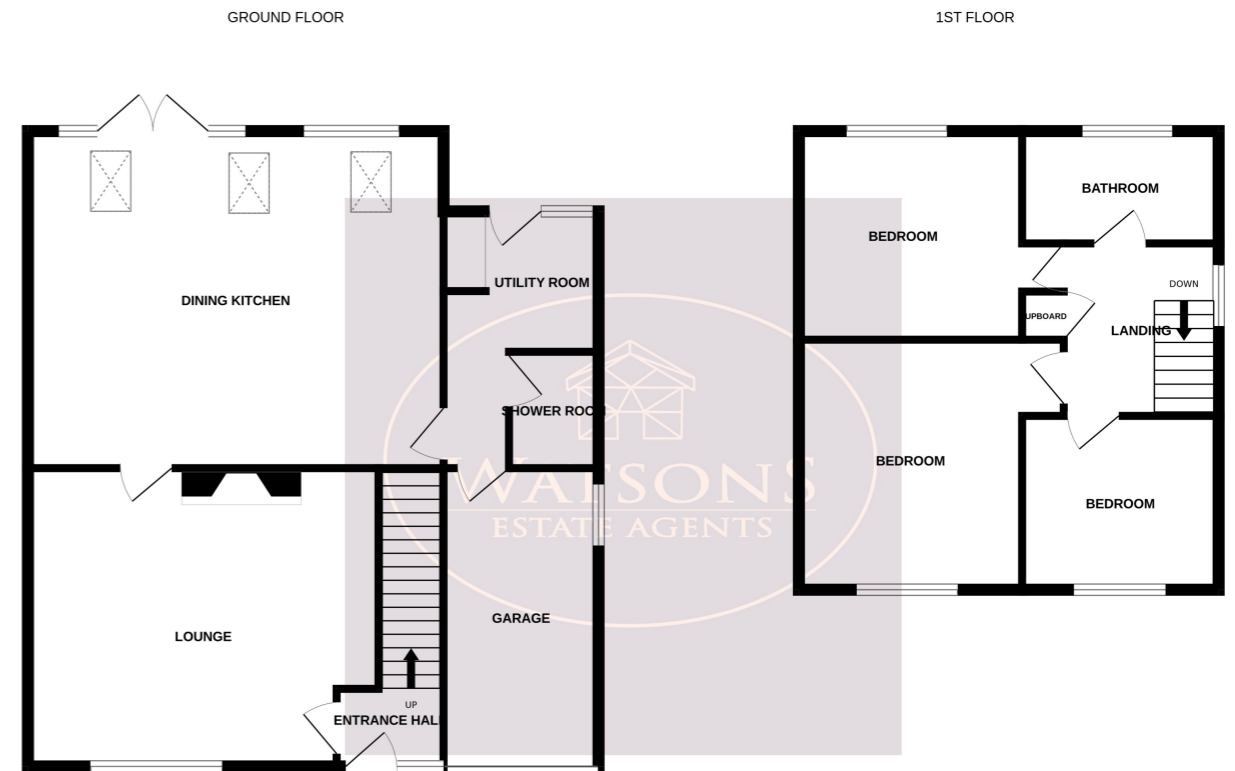
- Extended Detached Family Home
- 3 Bedrooms
- Open Plan Dining Kitchen
- Downstairs Shower Room & First Floor Bathroom
- Outside Home Office
- South West Facing Rear Garden
- Driveway & Garage
- Walking Distance to Amenities
- Excellent Road & Public Transport Links

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



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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*****KITCHEN GOALS!***** Located on the popular Daisy Farm estate in Newthorpe, an extended and much improved three bedroom detached family home with a stunning open plan kitchen/living/diner, south-west facing rear garden, and fully equipped outside office. Briefly comprising; entrance hallway, generous lounge, open plan kitchen/living/diner, utility room, downstairs shower room, access to garage. To the first floor, three bedrooms and bathroom. Outside, driveway to the front and access to the garage, whilst to the rear is a private south-west facing garden, and fully equipped outside office. Newthorpe offers the best of both worlds, with nearby countryside walks and a traditional village feel, along with the buzz and amenities of shops and bars a short drive away in the town of Eastwood, and the Ikea Retails Park. Nearby road links including the A610 provide easy access to Nottingham City Centre. Contact Watsons to arrange your viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs to the first floor and door to the lounge.

Lounge

4.86m x 4.32m (15' 11" x 14' 2") UPVC double glazed window to the front, radiator, feature wall with inset feature electric fire and engineered wood flooring. Door to the dining kitchen.

Dining Kitchen

5.73m x 5.13m (4.90m min) (18' 10" x 16' 10") A range of matching wall & base unit, granite work surfaces incorporating inset Belfast sink. Integrated appliances to include: double electric oven & 5 ring gas hob with extractor over, fridge freezer & dishwasher. Breakfast bar, 3 skylights, ceiling spotlights and radiator. UPVC double glazed window to the rear and uPVC double glazed French doors leading to the rear garden. Door to the inner lobby.

Inner Lobby

Open to the utility room and door to the shower room.

Utility Room

3.84m x 2.32m (12' 7" x 7' 7") A range of matching wall & base units, work surfaces incorporating a composite sink & drainer unit. Plumbing for washing machine & tumble dryer. UPVC double glazed window to the rear and door to the rear garden.

Shower Room

3 piece suite comprising WC, vanity sink unit and shower cubicle. Heated towel rail and extractor fan.

First Floor

Landing

Doors to all bedrooms and bathroom. Access to the attic. Airing cupboard.

Bedroom 1

3.64m x 3.08m (11' 11" x 10' 1") UPVC double glazed window to the front and radiator.

Bedroom 2

3.8m (3.08m min) x 3.37m (12' 6" x 11' 1") 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 front, radiator and access to the attic.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a well maintained lawn with gravel borders. A tarmac driveway provides ample off road parking and leads to the single garage measuring 4.46m x 2.32m with electric roll up door and power. Other features include a electric car charging point. The generous South West facing rear garden offers a good level of privacy and comprises a paved patio with covered pergola, well maintained lawn, flower bed borders with a range of plants & shrubs and a purpose built home office measuring 3.77m x 3.24m fully insulated with light & power. The garden is enclosed by hedge & timber fencing to the perimeter with gated access to the side.