

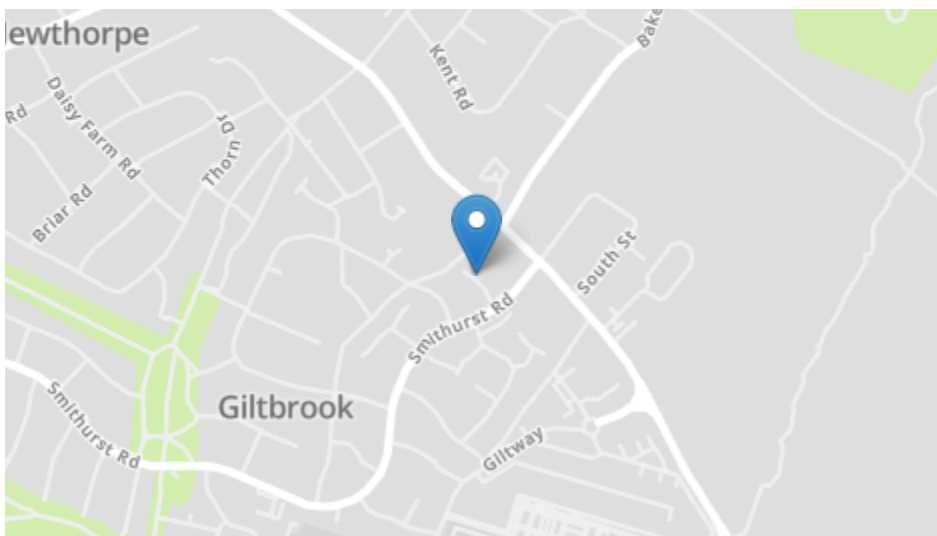
Veronica Drive, Giltbrook, NG16 2UE

£240,000



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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 - 28004603

Our Seller says....

- Extended Link Detached House
- 3/4 Bedrooms/Sitting Room
- Modern Dining Kitchen
- Garden Room
- Ample Off Road Parking & Garage
- West Facing Rear Garden
- Cul De Sac Location
- 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



*****MORE THAN MEETS THE EYE***** An extended three/four bedroom detached family home on the popular 'Smithurst Estate' in Giltbrook. With two reception rooms, garage and a private west facing rear garden. Briefly comprising; entrance lobby, lounge, dining kitchen, integral garage, sitting room/bedroom four. To the first floor, three bedrooms and family bathroom. Outside, to the front is a driveway providing off road parking and access to the integral garage, and to the rear is a private west facing garden. Located on the popular 'Smithurst' estate in Giltbrook, the property is conveniently located within easy reach of the Ikea retail park, Eastwood town centre which caters for all day to day needs, favoured school catchment, and fantastic road links with the nearby A610 and M1 Motorway. Contact Watsons today to arrange your viewing.

Ground Floor

Lobby

Brick & uPVC double glazed construction, entrance door to the front and door to the lounge.

Lounge

4.65m x 3.88m (15' 3" x 12' 9") UPVC double glazed window to the front, radiator, wood effect laminate flooring and open to the inner hall.

Inner Hall

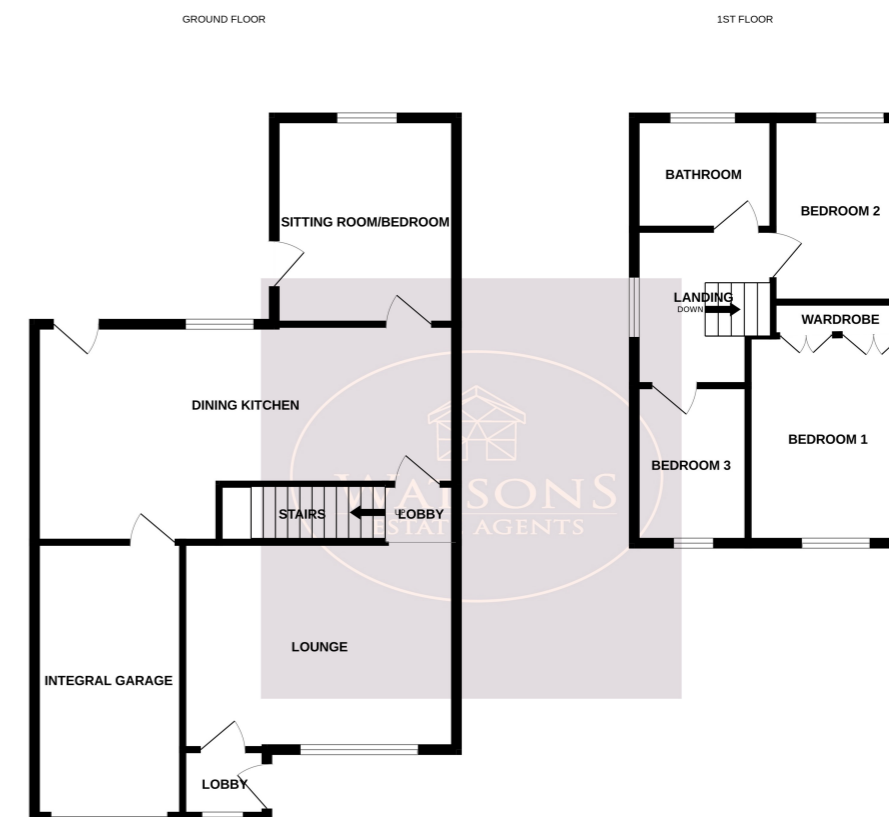
Stairs to the first floor and door to the dining kitchen.

Dining Kitchen

7.36m x 3.66m (24' 2" x 12' 0") A range of matching wall & base units, work surfaces incorporating an inset ceramic sink & drainer unit. Space for Range style cooker, plumbing for washing machine & dishwasher. Radiator, uPVC double glazed window to the rear, velux window, door to the rear garden and door to the garden room. Door to the garage.

Bedroom 4/Sitting Room

3.05m x 3.03m (10' 0" x 9' 11") UPVC double glazed window to the rear, velux window, wood effect laminate flooring and French doors to the rear garden.



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 and doors to all bedrooms and bathroom.

Bedroom 1

3.11m x 2.78m (10' 2" x 9' 1") UPVC double glazed window to the front, wardrobe and radiator.

Bedroom 2

3.23m max x 2.9m max (10' 7" x 9' 6") UPVC double glazed window to the rear, wardrobe and radiator.

Bedroom 3

2.37m x 1.8m (7' 9" x 5' 11") UPVC double glazed window to the front and radiator.

Bathroom

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

Outside

To the front of the property a block paved driveway provides ample off road parking leading to the integral garage with up & over door and power. The West facing rear garden comprises a timber decking seating area, gravel beds, wood bark play area, timber built shed and is enclosed by timber fencing to the perimeter.