

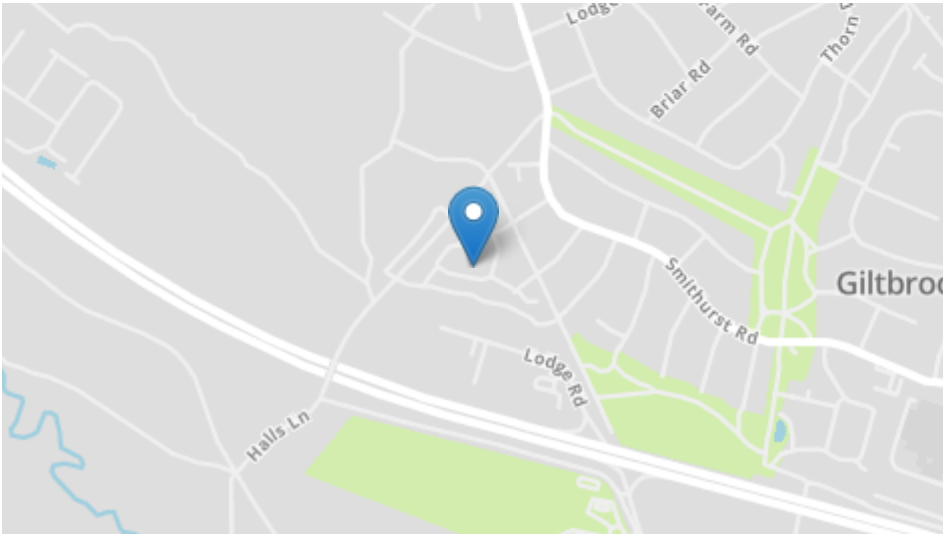
Wessex Drive, Giltbrook, NG16 2YP

£280,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Detached House
- 3 Bedrooms
- Generous Lounge
- Modern Dining Kitchen
- En Suite & Family Bathroom
- Downstairs WC
- Off Road Parking & Garage
- Cul De Sac Location
- Excellent Road & Public Transport 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 - 29350391

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



*** CUL-DE-SAC LIVING *** Located at the end of a cul-de-sac is this modern, well presented three bedroom detached home on the popular 'Smithurst' development in Giltbrook. Features include a downstairs WC, en-suite to primary bedroom, private garden, driveway and garage. Briefly comprising; entrance hallway, downstairs WC, lounge, dining kitchen. To the first floor, three bedrooms, primary with en-suite, and bathroom. Outside, driveway to the front and garage, and private garden to the rear. Located on the well regarded 'Smithurst' estate, nearby amenities include the Giltbrook retail park, excellent road and transport links, and the town of Eastwood for further shops, bars and schooling. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor and doors to the lounge & WC.

WC

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

Lounge

4.39m x 3.58m (14' 5" x 11' 9") UPVC double glazed window to the front with integrated shutter blinds, radiator and door to the dining kitchen.

Dining Kitchen

4.55m x 2.67m (14' 11" x 8' 9") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine & dishwasher. Wood effect laminate flooring, radiator, door to the storage cupboard. UPVC double glazed window to the rear with integrated shutter blinds and French doors to the rear garden with integrated shutter blinds.

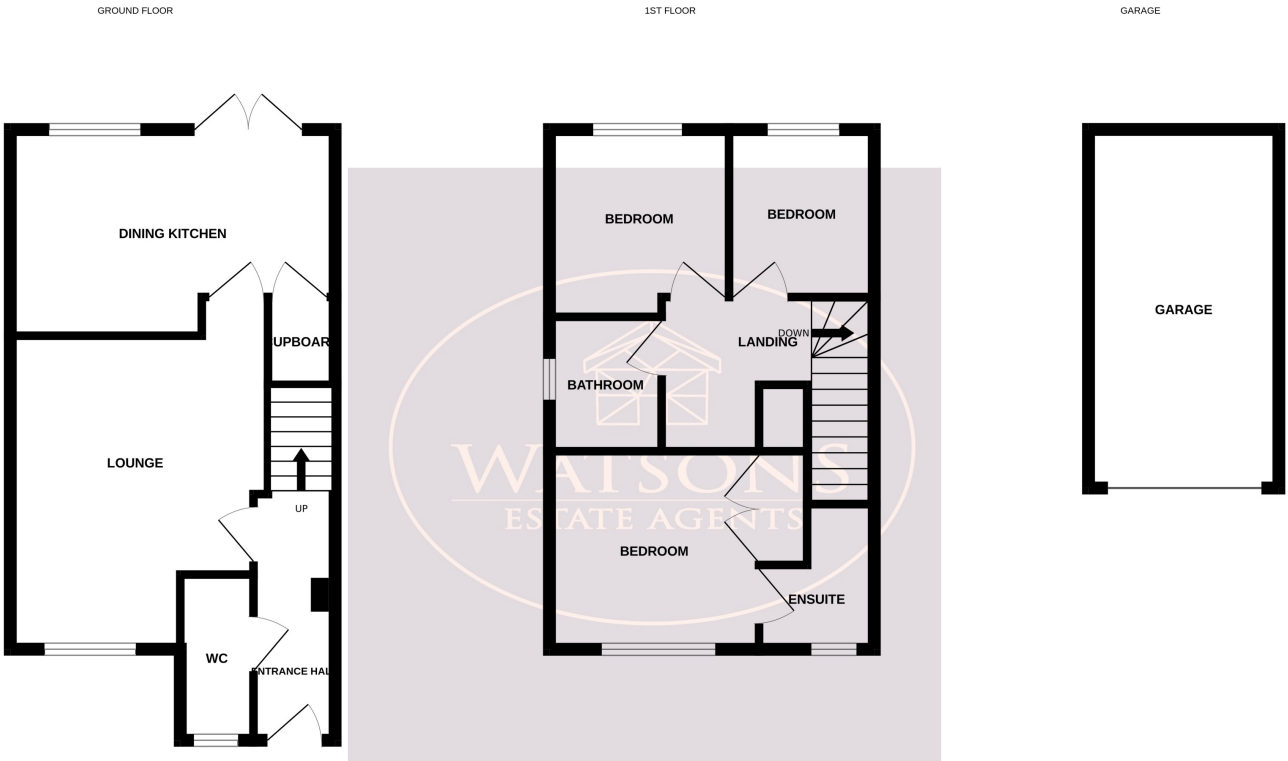
First Floor

Landing

Access to the attic and doors to all bedrooms and bathroom.

Primary Bedroom

2.9m x 2.72m (9' 6" x 8' 11") UPVC double glazed window to the front, radiator and door to the en suite.



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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En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with electric shower over. Obscured uPVC double glazed window to the front with integrated shutter blinds, chrome heated towel rail.

Bedroom 2

2.59m x 2.51m (8' 6" x 8' 3") UPVC double glazed window to the rear with integrated shutter blinds and radiator.

Bedroom 3

2.67m x 1.83m (8' 9" x 6' 0") UPVC double glazed window to the rear with integrated shutter blinds and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Obscured uPVC double glazed window to the side with integrated shutter blinds. Extractor fan and chrome heated towel rail.

Outside

To the front of the property a tarmacadam driveway provides off road parking leading to the detached single garage with up & over door and power. Other features include gravel beds and a paved footpath. The rear garden offers a good level of privacy and comprises a paved patio seating area, turfed lawn and is enclosed by timber fencing to the perimeter with gated access to the side.