

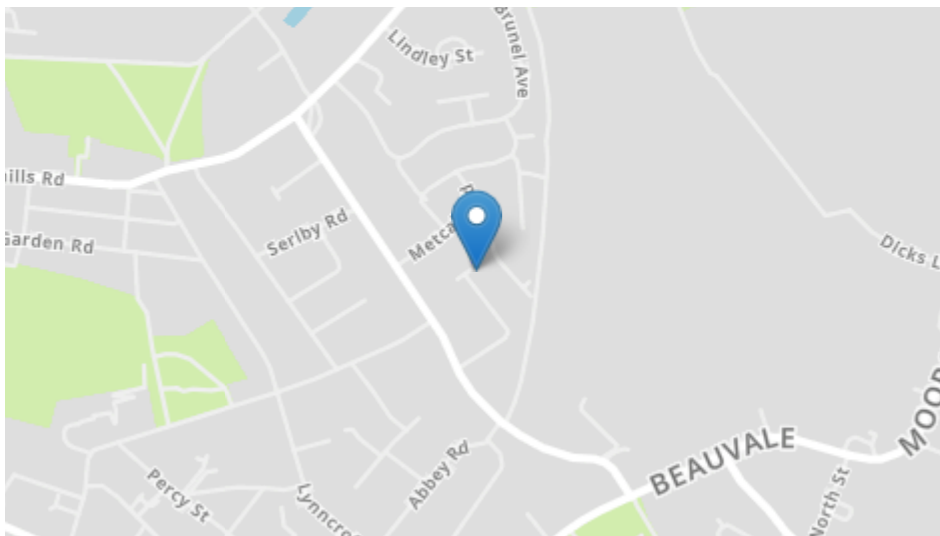
Brandyline Gardens, Newthorpe, NG16 3TS

£230,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	81	
(69-80)	C		
(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	



- New Build Detached Bungalow
- 2 Double Bedrooms
- Open Plan Living Space
- Modern Fitted Kitchen
- Driveway
- Landscaped Rear Garden
- Cul De Sac Location
- Excellent Road & 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 - 28094690

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



*** LIVE THE QUIET LIFE! *** This detached 2 bedroom bungalow sits at the end of a quiet cul-de-sac in Newthorpe. Beautifully presented throughout, it is as good as new and the open plan living area provides the practical space needed for accessibility. Less than a mile from Eastwood Town Centre, there is easy access to a wide range of shops and transport links, as well as beautiful countryside. In brief, the accommodation comprises an open plan breakfast kitchen/lounge, with easy access to the 2 DOUBLE bedrooms and a shower room. Outside, the current owners have transformed the rear garden into a superb low maintenance space and the paved driveway alongside the property provides off road parking for 2 cars. We feel this is a great option for those getting on in life and looking to down-size - and being newly built in 2021, there is still nearly 7 years left of the builder's warranty for peace of mind. Call us now to arrange to see this one in person.

Open Plan Kitchen & Living Area

7.37m x 5m (24' 2" x 16' 5") Open plan living space with doors to both bedrooms and the shower room. The kitchen area comprises; composite entrance door to the side, radiator, ceiling spotlights, Karndean wood effect flooring and uPVC double glazed window to the rear. A range of matching high gloss wall & base units with worksurfaces incorporating an inset sink & drainer unit and breakfast bar. Integrated appliances including; fridge, freezer, dishwasher, washing machine, electric oven and hob with extractor over, wall mounted combination boiler. The living area features; radiator, ceiling spotlights, uPVC double glazed French doors to the rear garden and built in storage cupboard.

Bedroom 1

3.93m x 2.65m (12' 11" x 8' 8") UPVC double glazed window to the front and radiator.

Bedroom 2

3.47m x 2.69m (11' 5" x 8' 10") UPVC double glazed window to the front and radiator.

Shower Room

White 3 piece suite comprising; concealed cistern wc, vanity sink unit and walk in shower cubicle with mains fed rainfall shower. Fully tiled walls, ceiling spotlights, chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the front.

Outside

To the front of the property is a paved pathway with steps leading to the front door, brick paved driveway with space for multiple vehicles and gravel flower bed borders. The landscaped rear garden, comprising of a 2 tier patio and flowerbed borders, requires very little maintenance and is enclosed by timber fences to the perimeter.

