

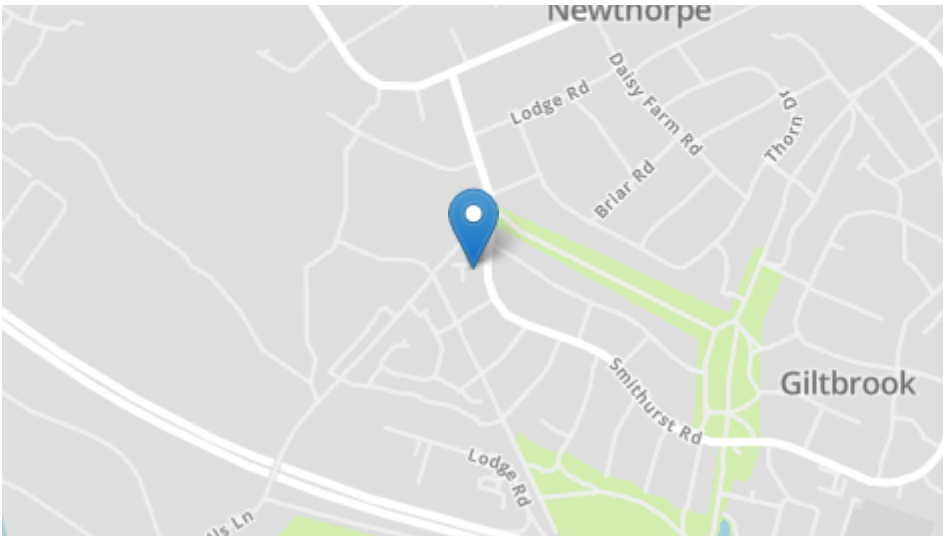
Sussex Close, Giltbrook, NG16 2XG

Guide Price £230,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 - 28699750



- Extended Semi Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Driveway & Garage
- Private Rear Garden
- Cul De Sac Location
- Walking Distance To Amenities
- Ease of Access To A610 & M1
- No Upward Chain

Our Seller says....

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

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\*\*\* Guide Price £230,000 - £240,000 \*\*\* \*\*\*THE ONLY WAY IS SUSSEX\*\*\* Brought to the market with no upward chain, an extended four bedroom semi-detached property located at the end of a cul-de-sac in Giltbrook. Lying close to amenities and transport links, this home is not to be missed. Briefly comprising; entrance hallway, kitchen, generous lounge/diner, access to garage. To the first floor, four bedrooms and bathroom. Outside, the property is located at the end of this quiet cul-de-sac, with a driveway and access to the garage to the front. The rear garden is privately enclosed, and extends to the side of the property. Located close to the Giltbrook retail park, where shops include Ikea, Next and Costa, further shops can be found in the nearby town of Eastwood, along with great transport links via the A610 and M1. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator, open to the kitchen and door to the lounge diner.

Kitchen

2.5m x 2.38m (8' 2" x 7' 10") 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. Wall mounted combination boiler, tiled flooring, radiator and uPVC double glazed window to the front.

Lounge

6.18m x 3.67m (20' 3" x 12' 0") Feature fire place with inset space for fire, radiator and stairs to the first floor. Door to the garage and French doors leading to the rear garden. Open to the dining area.

Dining Area

3.29m x 2.35m (10' 10" x 7' 9") UPVC double glazed window to the side and radiator.

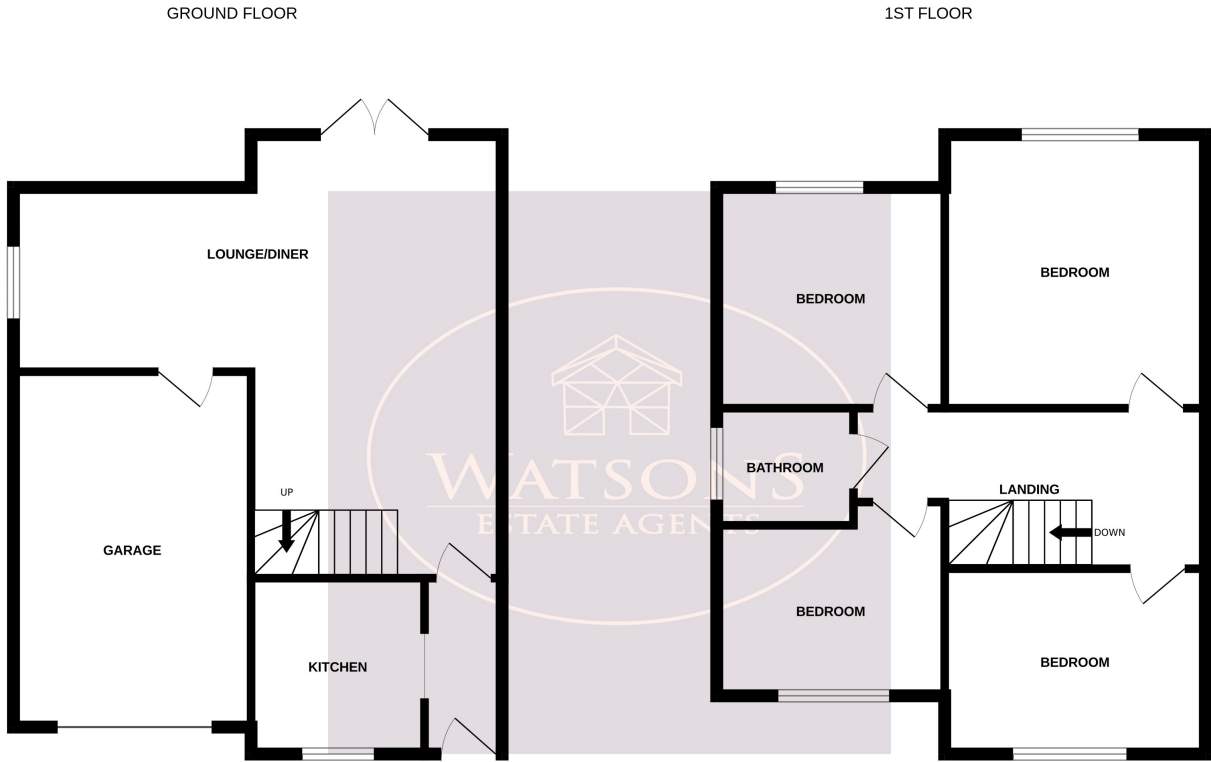
First Floor

Landing

Access to the attic (partly boarded) and doors to all bedrooms and bathroom.

Bedroom 1

3.69m x 3.23m (12' 1" x 10' 7") UPVC double glazed window to the rear and radiator.



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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Bedroom 2

3.71m x 2.57m (12' 2" x 8' 5") UPVC double glazed window to the front, storage cupboard and radiator.

Bedroom 3

3.35m x 2.33m (11' 0" x 7' 8") UPVC double glazed window to the side and radiator.

Bedroom 4

3.27m x 2.49m (10' 9" x 8' 2") UPVC double glazed window to the side and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and P shaped bath with shower over. Tiled flooring, chrome heated towel rail and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a block paved area leading to the integral garage with up & over door and power. Running alongside the property secured by double wooden gates is off road parking. The rear garden offers a good level of privacy and comprises a paved patio & timber decking seating area, flower bed borders with a range of plants & shrubs, turfed lawn and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.