

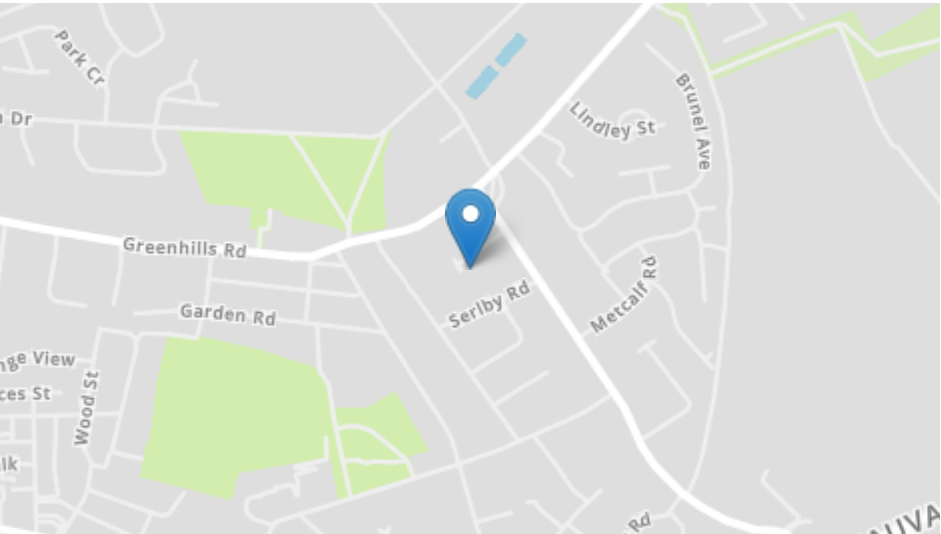
Dorothy Avenue, Newthorpe, NG16 3QF

Offers Over £290,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	82
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Extended Detached Bungalow
- 3 Bedrooms
- Spacious Open Plan Lounge/Diner
- Fitted Breakfast Kitchen
- Conservatory & Study
- Modern Bathroom With 4 Piece Suite
- Driveway & Detached Garage
- Enclosed Rear Garden
- No Upward Chain

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 - 28630330

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



*** DECEPTIVELY SPACIOUS DOROTHY! *** You will not believe your eyes when you step foot into this wonderful EXTENDED 3 bedroom detached bungalow! Boasting flexible and spacious accommodation comprising a generous lounge/dining room, conservatory, kitchen, bathroom, three bedrooms plus a study/office, and ample private parking leading to a garage. Located in a quiet cul-de-sac set amongst similar style properties we highly recommend that you come and take a look inside this wonderful property with us, you will not be disappointed!

Breakfast Kitchen

5.64m x 2.26m (18' 6" x 7' 5") 2 UPVC double glazed windows and entrance door to the side. A range of matching wall & base units with worksurfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances including dishwasher, washing machine, tumble dryer, electric oven and gas hob with extractor over. Breakfast bar, tiled floor, radiator, ceiling spotlights and door to the inner hall.

Inner Hall

Doors to all bedrooms, the bathroom, breakfast kitchen and lounge/diner. Access to the attic housing the combination boiler.

Lounge/Diner

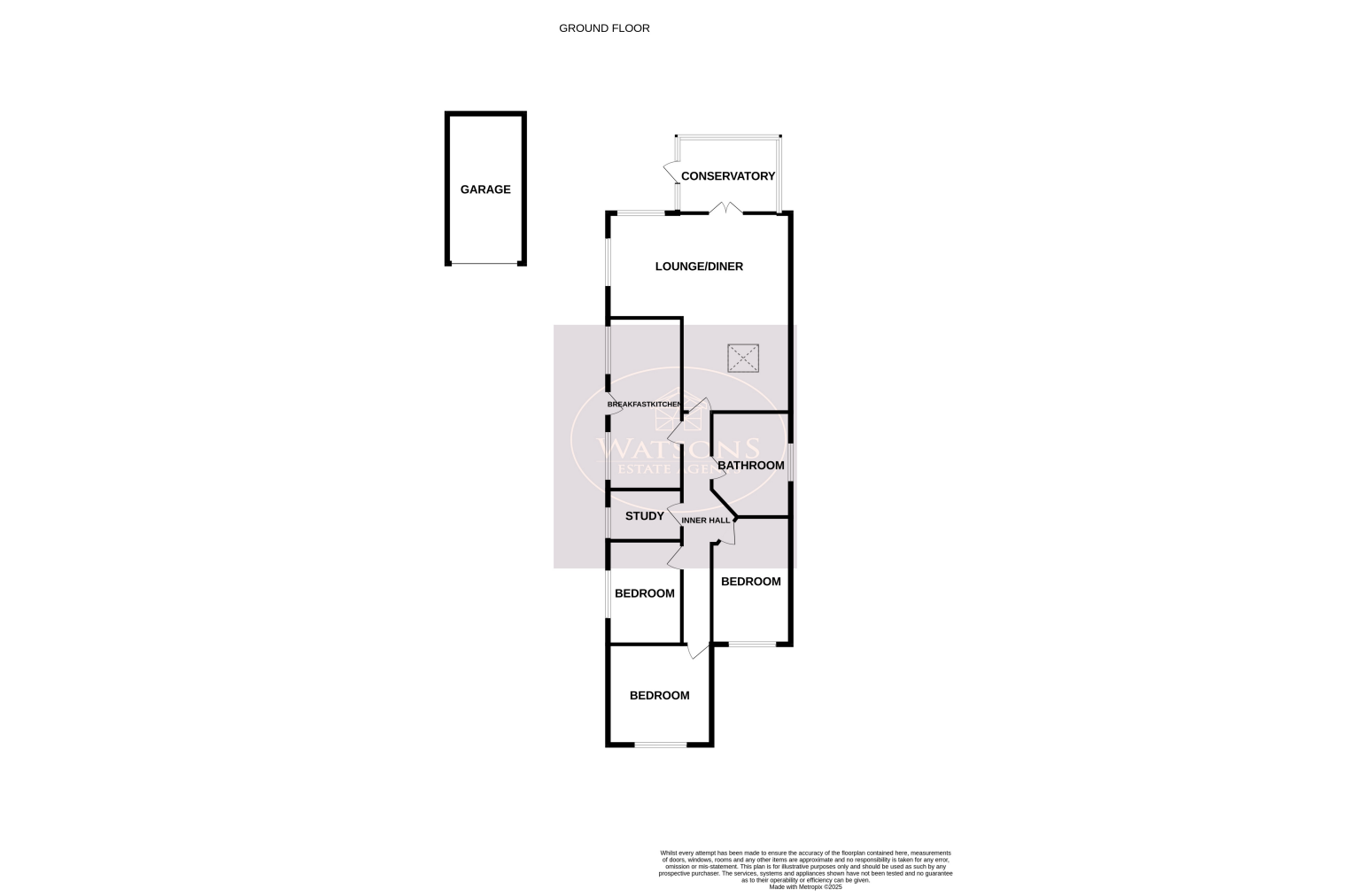
L Shaped 6.53m x 6.01m (21' 5" x 19' 9") UPVC double glazed windows to the rear and side, skylight, 3 radiators and French doors to the conservatory.

Conservatory

3.35m x 2.44m (11' 0" x 8' 0") UPVC double glazed construction with windows to the rear and sides, and door leading to the rear garden.

Study

2.43m x 1.68m (8' 0" x 5' 6") UPVC double glazed window to the side, radiator and laminate wood flooring.



Bedroom 1

3.35m x 3.17m (11' 0" x 10' 5") UPVC double glazed window to the front, radiator and wall mounted air conditioning unit.

Bedroom 2

3.81m x 2.41m (12' 6" x 7' 11") UPVC double glazed window to the side, laminate wood flooring and radiator.

Bedroom 3

3.38m x 2.44m (11' 1" x 8' 0") UPVC double glazed window to the front and radiator.

Bathroom

White 4 piece suite comprising wc, vanity sink unit, panelled bath and shower cubicle with mains fed rainfall shower. Tiled floor, fully tiled walls, ceiling spotlights, chrome heated towel rail and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a turfed lawn and large driveway providing ample parking, leading alongside to the detached garage fitted with up & over door and power. The rear garden is enclosed by timber fencing to the perimeter with gated access to the side and comprises; concrete patio area, turfed lawn and raised flower bed border with a range of plants, shrubs and trees.