

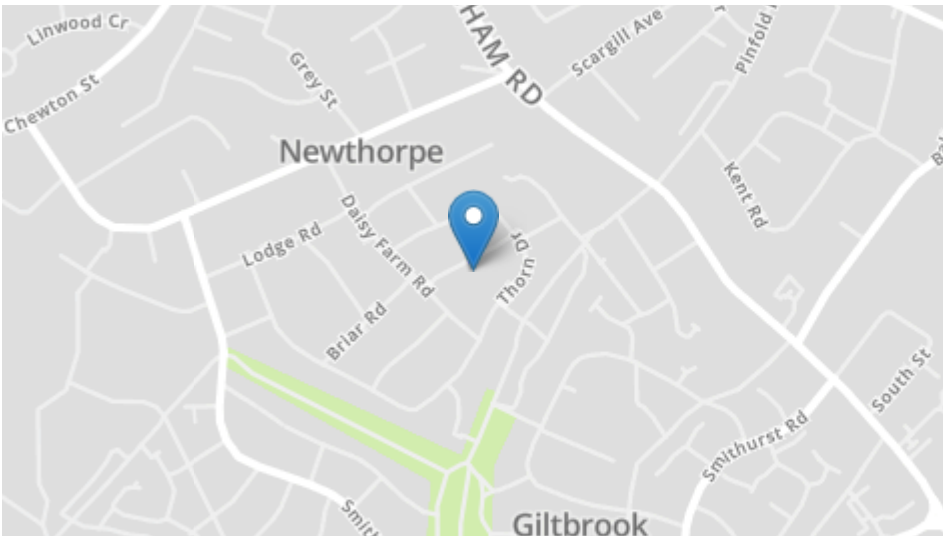
Foxglove Road, Newthorpe, NG16 2BG

£250,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	56	76
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 - 29581628

Our Seller says....

- Detached Family Home
- No Upward Chain
- Three Good Size Bedrooms
- Open Plan Dining Lounge
- Fitted Kitchen
- Three Piece Bathroom Suite
- Utility/Store Area
- Driveway & Garage
- Large Well Maintained Rear Garden
- Great Road & Transport Link

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





\*\*\* DAISY FARM DELIGHT! \*\*\* NO CHAIN \*\*\* This un-modernised 3 bedroom detached family home is the perfect blank canvas for those wanting to develop their own vision for a forever home! Boasting an entrance porch and hallway, living room, dining room, kitchen, side lean to, garage, 3 bedrooms and a family bathroom. Outside is a private driveway and front and rear gardens perfect for a family. Located upon the desirable Daisy Farm estate close to many local shops, public transport and excellent schools nearby, also only a short drive to Giltbrook retail park and the A610. This fantastic family home is ready to buy now and is waiting for its next lucky owner. Call us today to book your viewing.

Ground Floor

Porch

Entrance door, windows to the front and side and door to entrance hall.

Entrance Hall

Internal entrance door, radiator, stairs to first floor, and door to lounge.

Lounge

4.79m x 3.95m (15' 9" x 13' 0") UPVC double glazed window to the front, radiator, feature fireplace with inset gas fire, under stairs storage cupboard and open access to dining room.

Dining Room

2.86m x 2.55m (9' 5" x 8' 4") Door to kitchen and sliding patio door to the rear garden.

Kitchen

2.86m x 2.55m (9' 5" x 8' 4") A range of matching wall and base units with worksurfaces incorporating inset 1.5 sink & drainer unit. Integrated appliances including electric oven, 4 ring gas hob with extractor over and space for fridge. UPVC double glazed window to the rear, wall mounted boiler unit, partially tiled walls and uPVC door to the lean to.

Store/Utility Area

UPVC double glazed window to the rear and door to side.

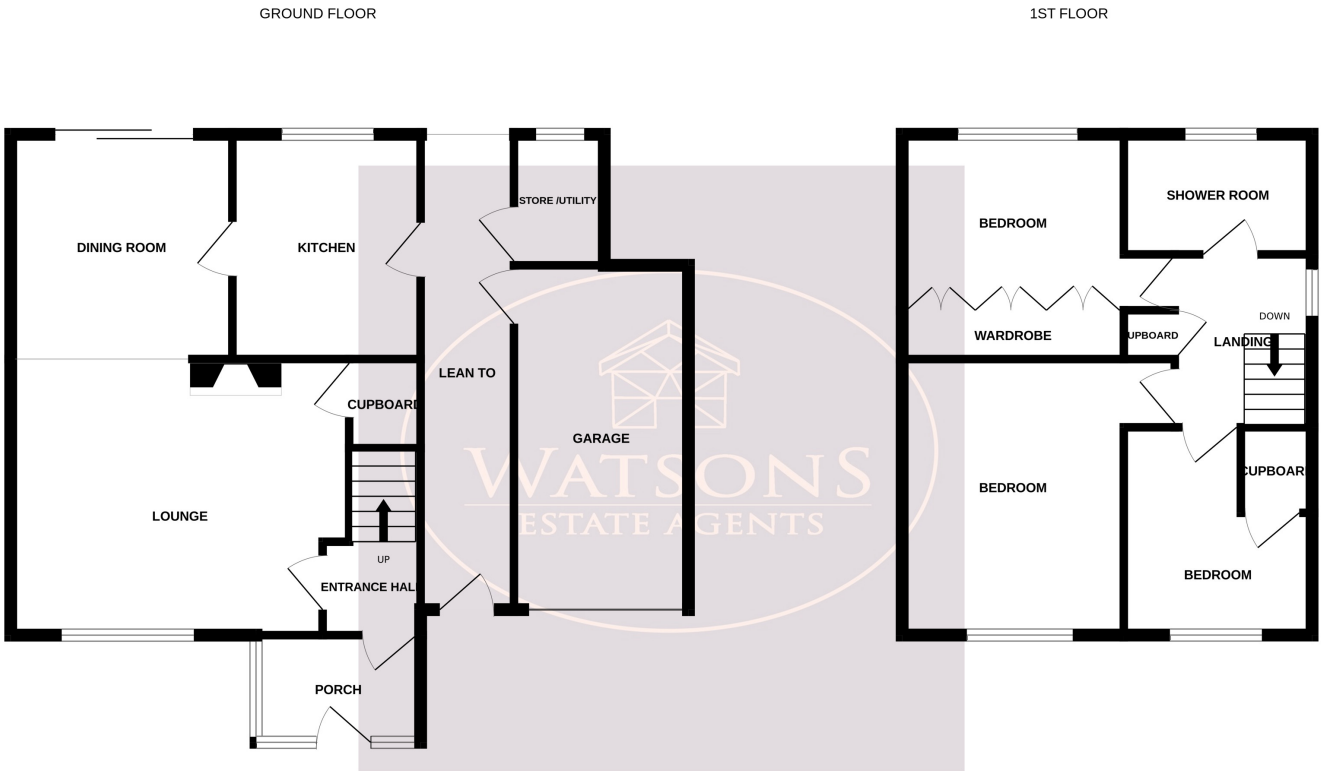
First Floor

First Floor Landing

Doors to all bedrooms and shower room.

Bedroom 1

3.50m x 3.04m (11' 6" x 10' 0") UPVC double glazed window to the front 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

3.34m x 2.06m (10' 11" x 6' 9") UPVC double glazed window to the rear, fitted wardrobes and radiator.

Bedroom 3

2.88m x 2.60m (9' 5" x 8' 6") UPVC double glazed window to the front, storage cupboard and radiator.

Bathroom

White three piece suite comprising wc, pedestal sink and mains fed cubicle shower. Obscured uPVC double glazed window to the rear, tiled walls, vinyl flooring and radiator.

Garage

Detached single garage with up and over door.

Outside

To the front of the property is a tarmacadam drive leading to the garage, access to lean to. Turfed lawn with flower bed borders and a range of plants and shrubbery. The rear garden features a patio seating area with a paved path leading to timber shed and glass green house, as well as a well maintained lawn with flower bed borders with a range of well established plants and shrubbery, palisaded by a mixture of well established hedges and stone half walls.

\*\*\* AGENT NOTE \*\*\*

AGENT NOTE: The seller has provided us with the following information, the gas boiler is located in in the kitchen and was last serviced in 2024.