

Acorn Avenue, Giltbrook, NG16 2UF

£200,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>72</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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- Conservatory
- Driveway & Garage
- Popular Residential Location
- Walking Distance From Amenities
- Excellent Road & Public Transport Links
- Ideal First Home or Investment

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 - 27190303

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





\*\*\* LOOKING FOR YOUR FIRST FAMILY HOME? \*\*\* Ideally located in the popular area of Giltbrook, this modern three bedroom home is well presented throughout and ticks various boxes including off street parking, detached garage & conservatory. There is also easy access to a wide range of amenities at nearby Eastwood & Kimberley Town Centres and key transport links include the A610 which leads to Junction 26 of the M1. The accommodation in brief comprises: entrance hall, lounge, dining kitchen and conservatory. On the first floor you'll find three bedrooms and the bathroom which is fitted with a white suite. Outside, the rear garden consists of a decking area and artificial lawn and gives access to the detached single garage. To the front of the property a driveway provides off road parking. Call Watsons 8am-8pm to book your viewing.

## Ground Floor

### Entrance Hall

Composite entrance door, uPVC double glazed window to the front, wood effect laminate flooring, stairs to the first floor, radiator and door to the lounge.

### Lounge

4.79m x 3.22m (4.0m max) (15' 9" x 10' 7") UPVC double glazed window to the front, wood effect laminate flooring, 2 radiators and door to the kitchen.

### Kitchen

4.17m x 2.68m (13' 8" x 8' 10") A range of matching wall & base units, work surfaces incorporating a rectangle one & a half bowl stainless steel sink & drainer unit. Integrated electric oven, 4 ring electric hob with extractor over, plumbing for dishwasher, tiled flooring, wall mounted boiler, single glazed wooden window to the rear and sliding patio doors to the conservatory/utility room.

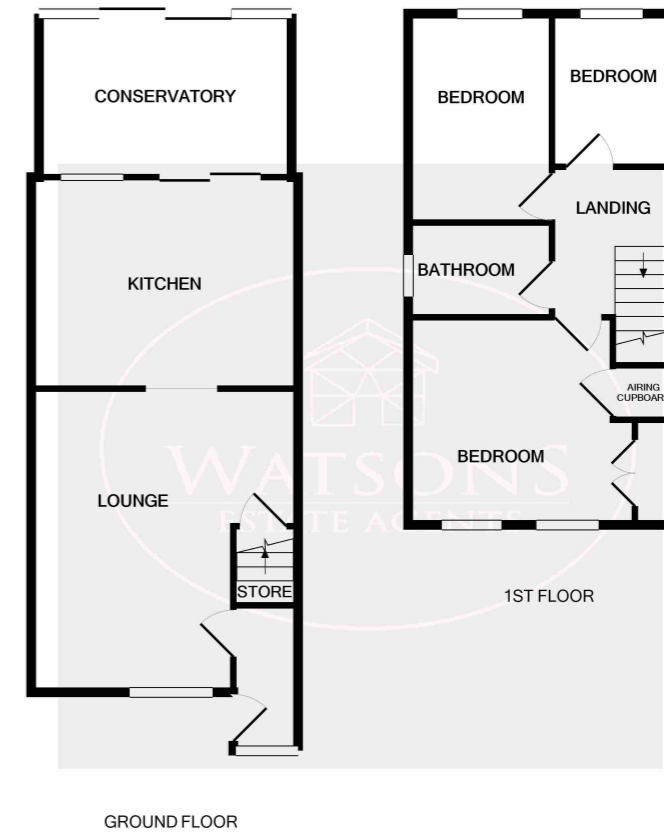
### Conservatory/Utility Room

4.02m x 2.32m (13' 2" x 7' 7") Plumbing for washing machine and other useful appliance space, ceiling spotlights, tiled flooring and sliding patio doors to the rear garden.

## First Floor

### Landing

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 1

3.19m (3.52m max) x 2.65m (10' 6" x 8' 8") 2 uPVC double glazed windows to the front, radiator, airing cupboard and built in wardrobe.

### Bedroom 2

3.2m x 2.3m (10' 6" x 7' 7") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

### Bedroom 3

2.33m x 1.83m (7' 8" x 6' 0") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

### Outside

To the front of the property is a paved driveway with parking for multiple cars leading to a detached garage with wooden double doors. The low maintenance rear garden comprises an artificial with a timber built decking and access to the garage.