

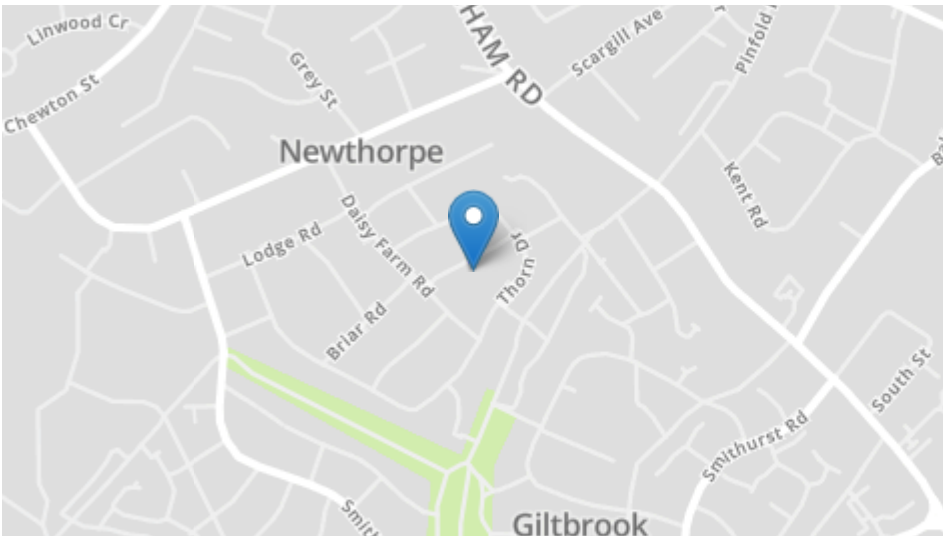
Foxglove Road, Newthorpe, NG16 2BG

£220,000



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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		
	58	84
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 - 28710729

- Detached Bungalow
- 3 Bedrooms
- Spacious Lounge/Diner
- Fitted Kitchen
- Driveway & Garage
- Landscaped Front & Rear Gardens
- Sought After Residential Location
- Close to Amenities, Transport Links and Giltbrook Retail Park
- 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

0115 938 5577  
8am-8pm - 7days





\*\*\* DAISY FARM DELIGHT! \*\*\* This is a rare opportunity to get a detached bungalow on a budget in the favoured Daisy Farm area of Newthorpe which has 3 DOUBLE bedrooms. With NO UPWARD CHAIN, it is just waiting for the lucky buyer to make it their own. In brief, the accommodation comprises: porch, entrance hall, lounge diner, kitchen, 3 bedrooms and shower room suitable for those with limited mobility. Outside, the plot on this quiet street boasts well tended landscaped gardens and a driveway alongside leading to the detached garage provides good off street parking. A wealth of amenities are nearby in Eastwood, Kimberley & Giltbrook Retail Park, whilst there are also good transport links. The local GP surgery is also very well regarded. Call our team now to arrange a viewing.

Porch

UPVC entrance door and door to the entrance hall.

Entrance Hall

Doors to the lounge/diner, kitchen, both bedrooms and the shower room.

Lounge/Diner

6.28m x 4.3m (20' 7" x 14' 1") UPVC double glazed window to the front, radiator and feature brick built fireplace surround with inset real flame gas fire.

Kitchen

3.7m x 2.46m (12' 2" x 8' 1") A range of matching wall & base units with worksurfaces incorporating an inset 1.5 bowl stainless steel sink & drainer unit. integrated appliances including waist height electric oven and gas hob with extractor over. Plumbing for washing machine, space for fridge freezer and microwave. Fully tiled walls, serving hatch window to the lounge/diner, uPVC double glazed window and door to the side.

Bedroom 1

4.25m x 3.45m (13' 11" x 11' 4") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.34m x 2.83m (10' 11" x 9' 3") UPVC double glazed window to the rear and radiator.

Bedroom 3

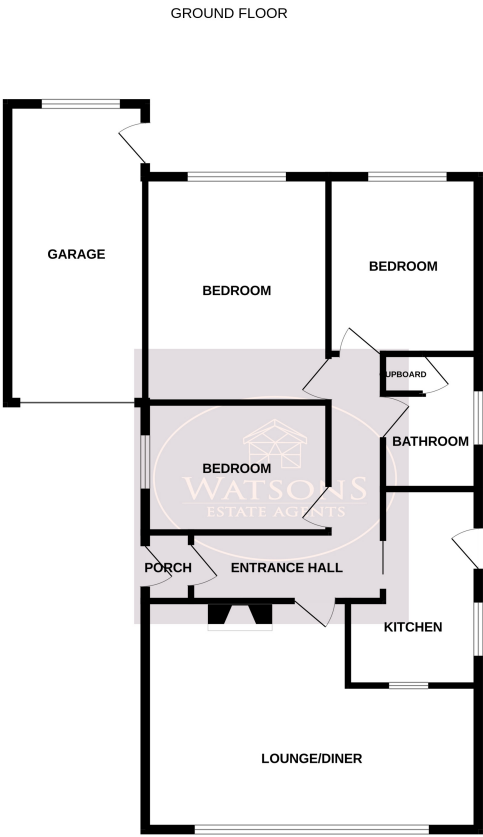
3.45m x 2.44m (11' 4" x 8' 0") UPVC double glazed window to the side and radiator.

Shower Room

White 3 piece suite comprising concealed cistern wc, vanity sink unit with storage and shower cubicle with electric shower. Fully tiled walls, built in storage cupboard and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a tiered, landscaped rear garden with flower bed borders housing a range of plants, shrubs and trees and concrete driveway leading alongside to the garage fitted with electric roller door with manual and battery fob operation. The landscaped rear garden is enclosed by timber fencing to the perimeter with gated access to the side and comprises paved patio area with steps leading up to a paved seating area, turfed lawn, timber shed and flower bed borders with a range of plants, shrubs and trees.



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 misstatement. 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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