

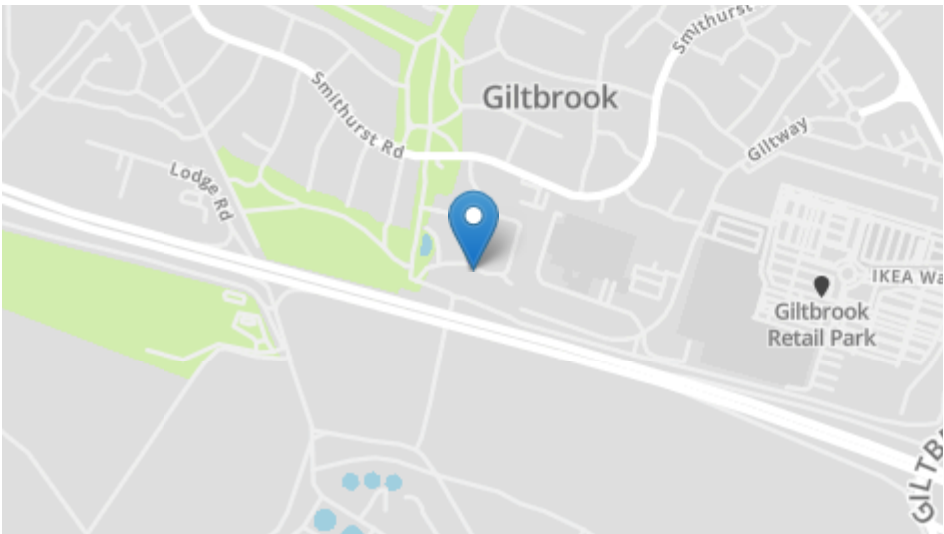
Davenport Drive, Giltbrook, NG16 2WU

Offers Over £250,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- Modern Dining Kitchen
- En Suite & Family Bathroom
- Downstairs WC
- Off Road Parking
- Private South Facing Rear Garden
- Excellent Road & Public Transport Links
- 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 - 29408505

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



*** MUST BE VIEWED! *** Well positioned in a particularly desirable part of Giltbrook, this is an excellent example of the 3 bed semis which have been so popular. Lovingly maintained & presented to a high standard, premium features include downstairs wc, en suite & great south-facing garden. In brief, the accommodation comprises: entrance hall, wc, lounge, dining kitchen, upstairs landing to the 3 bedrooms (en suite to primary) and family bathroom. Outside, a driveway to the front accommodates 2 cars, whilst the lovely lawned rear enjoys a high level of privacy. This location is popular with families as there is a play park within walking distance, favoured school catchments as well as great walks. The nearby towns of Kimberley & Eastwood also give easy access to a wealth of amenities and excellent transport links.

Ground Floor

Storm Canopy

Composite entrance door to the entrance hall.

Entrance Hall

Radiator, stairs to the first floor and doors to the lounge, dining kitchen and WC.

WC

WC, pedestal sink unit, obscured uPVC double glazed window to the front, heated towel rail and extractor fan.

Lounge

4.94m x 3.5m (3.59m max) (16' 2" x 11' 6") UPVC double glazed window to the rear, radiator, under stairs storage and French doors to the rear garden.

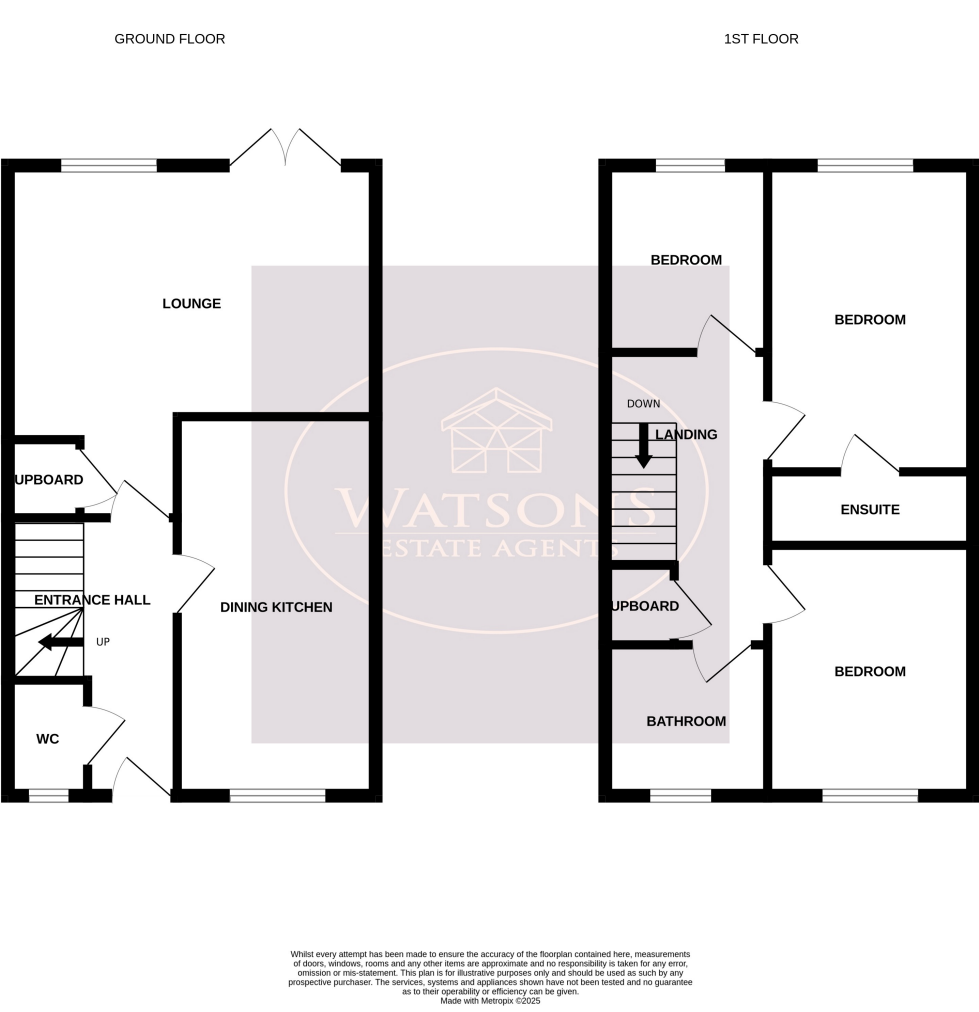
Dining Kitchen

4.92m x 2.65m (16' 2" x 8' 8") A range of matching high gloss wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over, fridge freezer, washing machine and dishwasher. UPVC double glazed window to the front, ceiling spotlights and radiator.

First Floor

Landing

Airing cupboard housing the combination boiler, access to the attic (partly boarded with drop down ladder), radiator and doors to all bedrooms and bathroom.



Primary Bedroom

4.15m x 2.74m (13' 7" x 9' 0") UPVC double glazed window to the rear, radiator, wall mounted air conditioning unit and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Chrome heated towel rail, extractor fan and ceiling spotlights.

Bedroom 2

3.27m x 2.79m (10' 9" x 9' 2") UPVC double glazed window to the front and radiator.

Bedroom 3

2.67m x 2.08m (8' 9" x 6' 10") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath with mains fed shower over. Chrome heated towel rail, extractor fan and ceiling spotlights.

Outside

To the front of the property a tarmacadam driveway provides off road parking for 2 cars. The South facing rear garden offers a good level of privacy and comprises a timber decking seating area, paved patio, turfed lawn, raised flower bed borders with a range of plants & shrubs and external tap. The garden is enclosed by timber fencing to the perimeter with gated access to the side.