

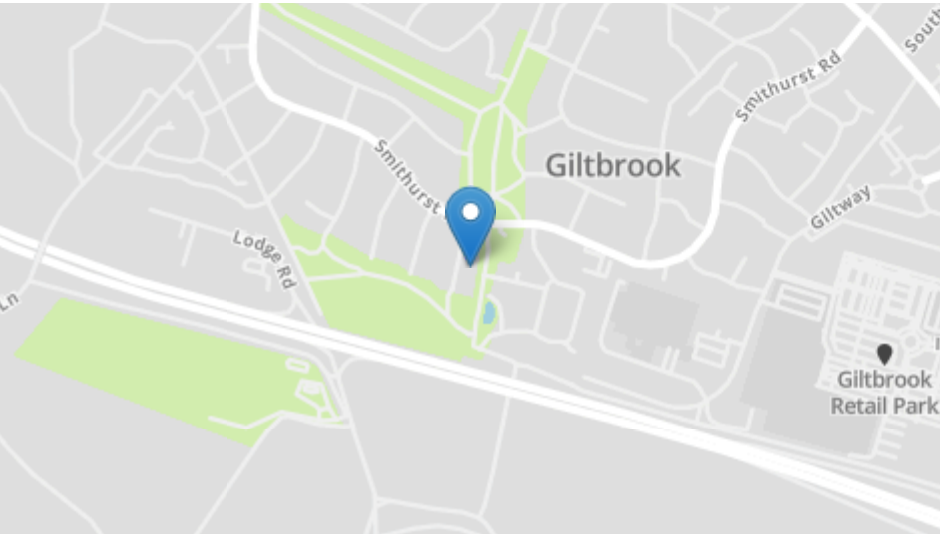
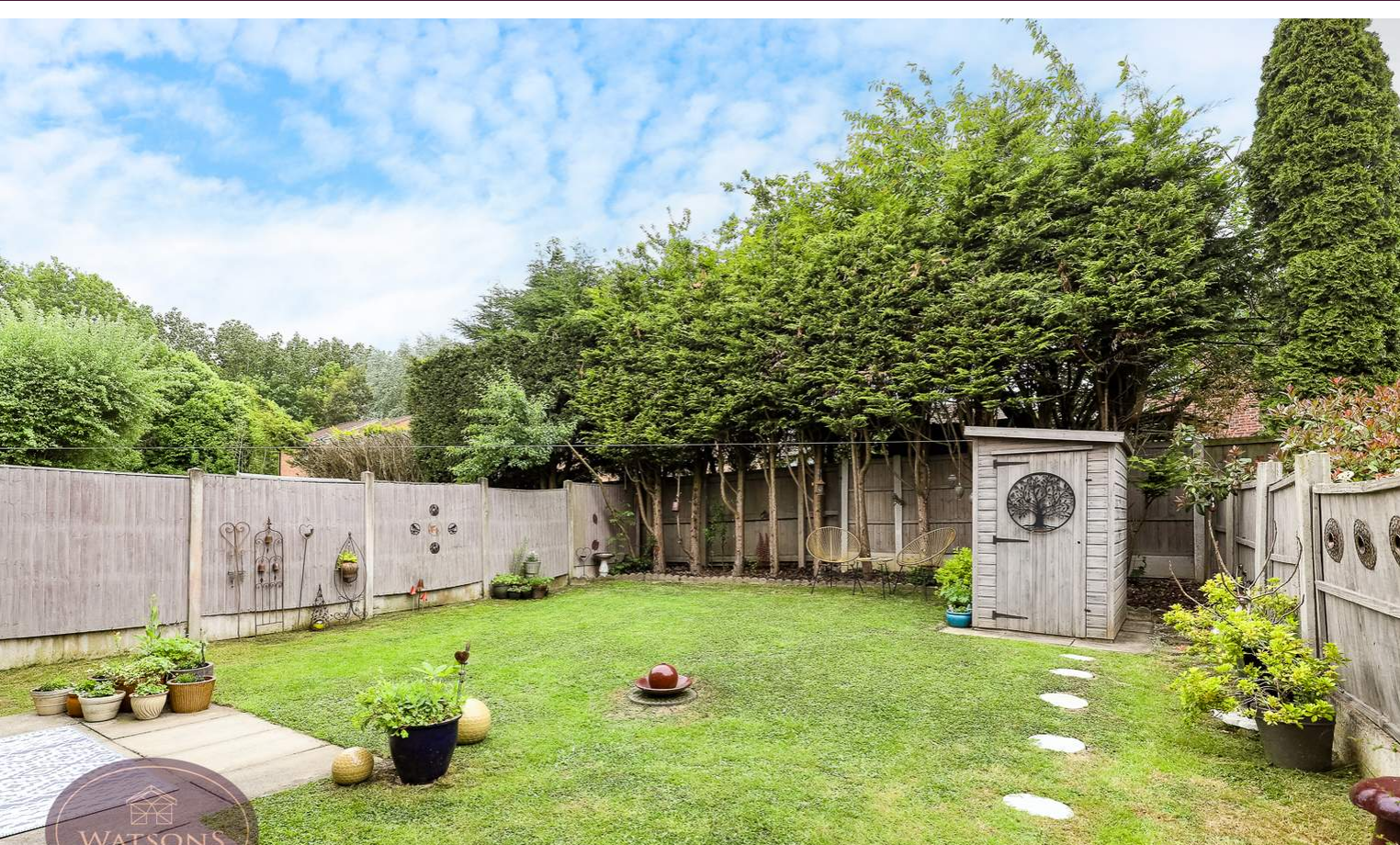
Weightman Drive, Giltbrook, NG16 2UQ

Offers Over £260,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 - 29013271

- Detached Family Home
- 3 Bedrooms
- Open Plan Lounge Diner
- Bathroom & Separate WC
- Driveway & Garage
- Cul De Sac Location
- West Facing Rear Garden
- Popular Residential Location

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



*** TAKE THE NEXT STEP ON THE LADDER *** Turn the key and move in to this beautifully presented and maintained three bedroom detached home on the popular 'Smithurst' estate in Giltbrook. With a generous lounge/diner, three good sized bedrooms, garage, and west facing rear garden. Briefly comprising; entrance hallway, lounge/diner, kitchen. To the first floor, three bedrooms and bathroom. Outside, driveway and garage to the front, and private west facing garden to the rear. Giltbrook offers buyers convenience on your doorstep, the nearby town of Eastwood has a range of shops and bars, along with a supermarket and excellent transport and commuter links. The Giltbrook retail park is a short walk away. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, uPVC double glazed window to the side, radiator and door to the lounge.

Lounge

6.8m reducing to 4.2m x 3.42m reducing to 2.67m. UPVC double glazed window to the front, radiator, under stairs storage, stairs to the first floor. Feature media wall with inset real flame fire. Sliding patio doors to the rear garden and door to the kitchen.

Kitchen

3.15m x 2.36m (10' 4" x 7' 9") Matching high gloss wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over and dishwasher. Plumbing for washing machine, wood effect laminate flooring, radiator, uPVC double glazed window to the rear and door to the rear garden.

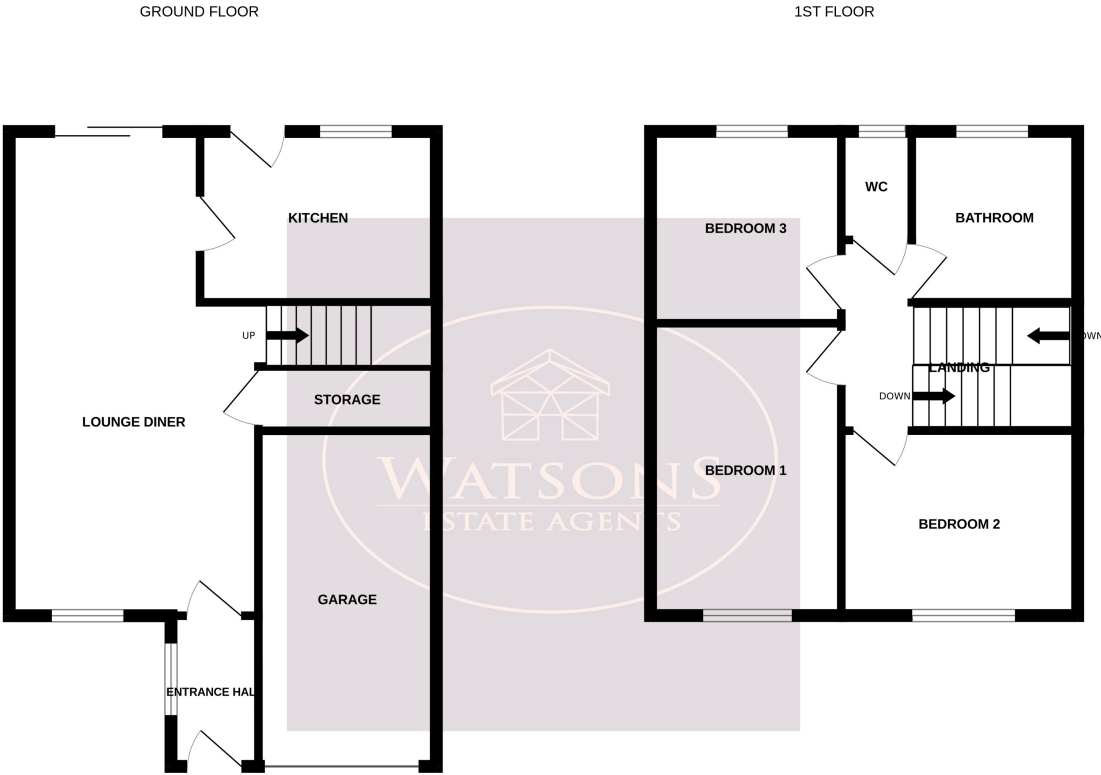
First Floor

Landing

Access to the attic and doors to all bedrooms, bathroom & WC.

Bedroom 1

4.02m x 2.72m (13' 2" x 8' 11") 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

3.25m x 2.28m (10' 8" x 7' 6") UPVC double glazed window to the front and radiator.

Bedroom 3

2.69m x 2.66m (8' 10" x 8' 9") UPVC double glazed window to the rear and radiator.

Bathroom

2 piece suite comprising pedestal sink unit and bath. Radiator, airing cupboard housing the combination boiler and obscured uPVC double glazed window to the rear.

WC

WC and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a lawn with flower bed borders. A paved driveway leads to the integral single garage measuring 4.85m x 2.37m with electric door and power. The West facing rear garden offers a good level of privacy and comprises a paved patio, lawn and flower bed borders, timber built shed and external tap. The garden is enclosed by timber fencing to the fencing to the perimeter with gated access to the side.