

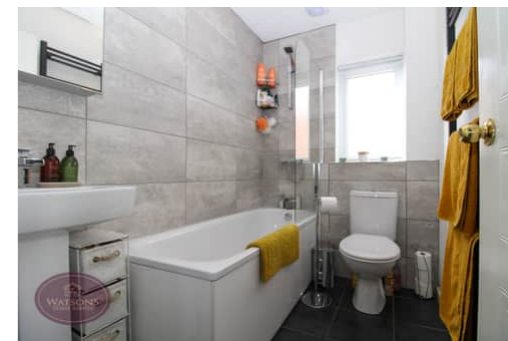
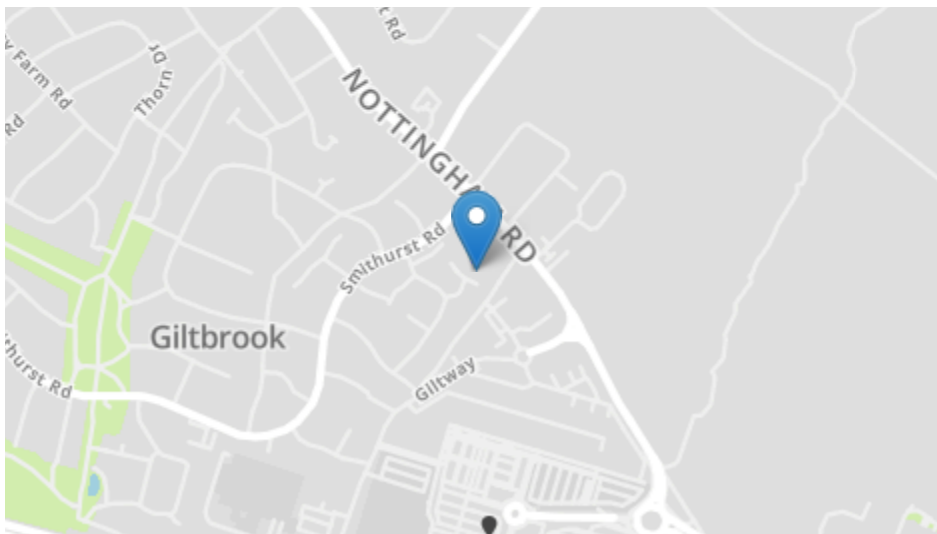
Wenlock Close, Giltbrook, NG16 2WF

Guide Price £220,000



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want to view?
Call us on 0115 938 5577
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mail@watsons-residential.co.uk
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- Detached Family Home
- 3 Bedrooms
- Open Plan Dining Kitchen
- Off Road Parking
- Private Rear Garden
- Walking Distance To Amenities
- Popular Cul De Sac Location
- Ease Of Access To A610 & M1

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.



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*** GUIDE PRICE £220,000 - £230,000 *** **LOOKING FOR YOUR FAMILY HOME? ***** This well presented 3 bedroom detached house is situated on a popular residential estate and would suit a young family looking to take their next step on the ladder. The accommodation comprises in brief; entrance hall, lounge and an open plan dining kitchen with French doors leading to the rear garden. On the first floor, the landing leads to the three bedrooms and the bathroom which is fitted with a modern white suite. Outside, a driveway to the front provides off road parking, whilst to the rear of the property there is a well maintained garden that offers an excellent level of privacy. The property sits amongst similar modern properties in a residential area popular with families. The location provides easy access to a number of recreational areas and play parks and for buyers that need to commute, the A610 is just a short drive away. Both Kimberley & Eastwood Town Centres and Giltbrook Retail Park are within a 2 mile radius and offer a wide range of cafes, bars, shops, public services & amenities. For more information or to book your viewing, call our team.

Ground Floor

Entrance Hall

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

Lounge

4.79m x 3.30m (4.22m max) (15' 9" x 10' 10") UPVC double glazed window to the front, 2 radiators, feature fire place with marble hearth and wood effect laminate flooring.

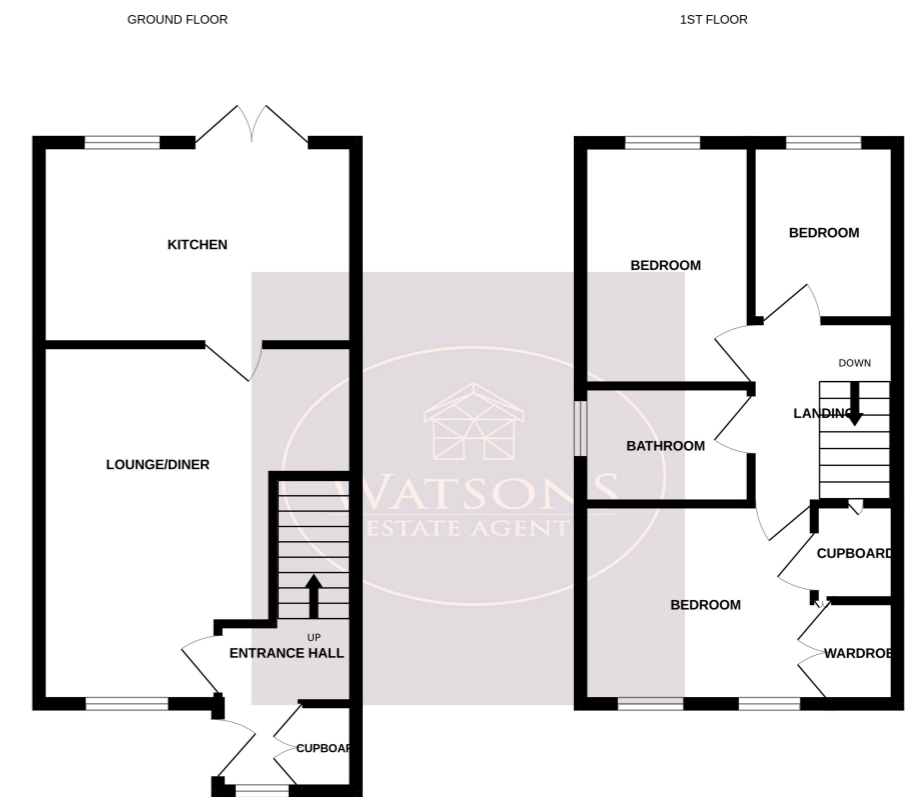
Dining Kitchen

4.21m x 2.69m (13' 10" x 8' 10") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Space for cooker, plumbing for washing machine, wood effect laminate flooring, wall mounted combination boiler, radiator and uPVC double glazed window to the rear and uPVC double glazed French 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 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 1

3.58m (4.24m into the wardrobe) x 2.67m (3.45m max) (11' 9" x 8' 9") Two uPVC double glazed windows to the front, radiator, fitted wardrobe and storage cupboard.

Bedroom 2

3.24m x 2.30m (10' 8" x 7' 7") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.36m x 1.89m (7' 9" x 6' 2") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with mains fed shower over. Tiled flooring, extractor fan, heated towel rail and obscured uPVC double glazed window to the side.

Outside

To the front of the property a driveway provides off road parking. The well maintained rear garden comprises of a paved patio area, turfed lawn and flower bed borders with a range of plants and shrub. The garden enjoys a good level of privacy and is enclosed by timber fencing to the perimeter with gated access to the front.