

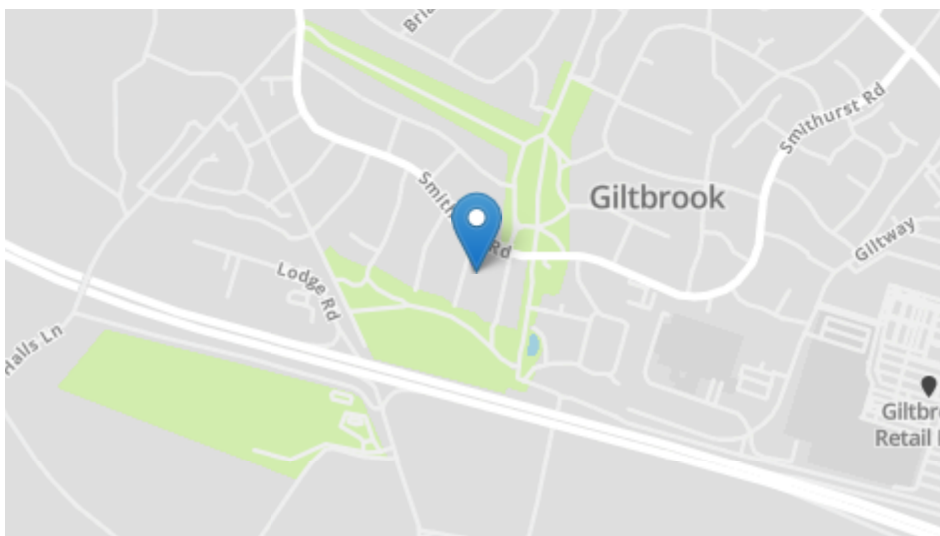
Brassington Close, Giltbrook, NG16 2UH

Offers Over £230,000



Brassington Close, Giltbrook, NG16 2UH

Offers Over £230,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	69	
(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 House
- 3 Bedrooms
- Generous Lounge Diner
- Gated Driveway & Garage
- West Facing Rear Garden
- Walking Distance From Amenities
- Ease of Access to A610
- Cul De Sac Location

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 - 27918014

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



*****STEP ONTO THE LADDER IN STYLE***** Located on the popular 'Smithurst' estate in Giltbrook, a fantastic opportunity for first time buyers and young families with this spacious and well presented three bedroom semi-detached property boasting a west facing rear garden, driveway and garage. Briefly comprising; entrance hallway, lounge/diner, kitchen. To the first floor, three bedrooms and bathroom. Outside, to the front is a gated driveway providing ample off road parking and leading to the side where the garage is located. To the rear is a private, west facing rear garden, perfect for getting the evening sun. Located within easy reach of a range of amenities including the Ikea retail park, favoured school catchment, and a range of shops and eateries in the nearby town of Eastwood. The surrounding towns and city centre are easily accessible thanks to excellent road links including the A610 and M1 at J26. Contact Watsons today to arrange your viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs to the first floor, radiator and door to the lounge diner.

Lounge Diner

7.24m x 3.61m (23' 9" x 11' 10") UPVC double glazed bay window to the front, radiator and sliding patio doors to the rear garden. Door to the kitchen.

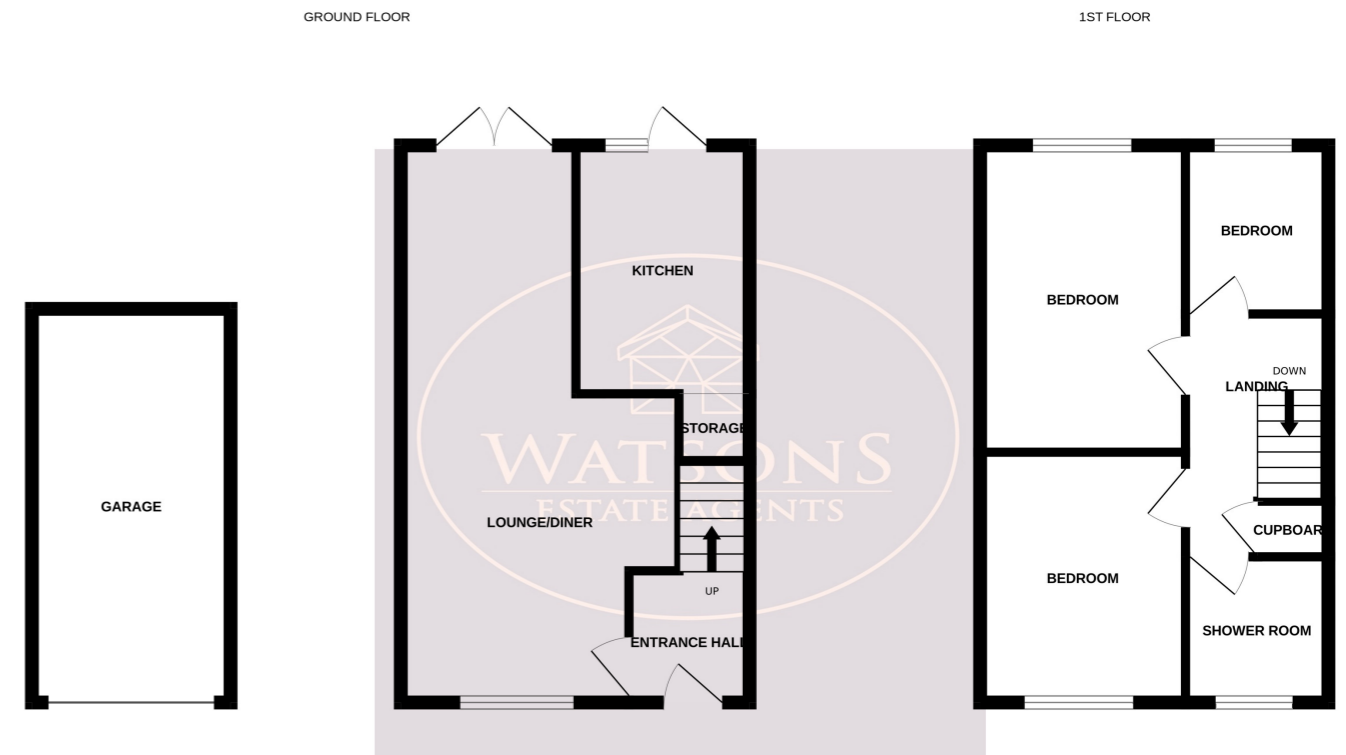
Kitchen

3.23m x 2.24m (10' 7" x 7' 4") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Space for Range style cooker with extractor over, plumbing for washing machine. Radiator, uPVC double glazed window to the rear, door to the pantry and door to the rear garden.

First Floor

Landing

Airing cupboard, access to the attic and doors to all bedrooms and shower room.



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.
Made with Metropix ©2024

Bedroom 1

4.05m x 2.67m (13' 3" x 8' 9") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.66m x 2.68m (12' 0" x 8' 10") UPVC double glazed window to the front and radiator.

Bedroom 3

2.19m x 1.87m (7' 2" x 6' 2") UPVC double glazed window to the rear and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with electric shower over. Chrome heated towel rail and obscured uPVC double glazed window to the front.

Outside

To the front of the property is a turfed lawn. A paved driveway provides ample off road parking with further parking behind wrought iron gates leading to the detached garage with up & over door and power. The West facing rear garden comprises a paved patio and gravel beds. The garden is enclosed by timber fencing to the perimeter with gated access to the side.