

Acorn Avenue, Giltbrook, NG16 2WJ

Guide Price £375,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	86
(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	



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 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27833288

- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Downstairs WC & Utility Room
- Garden Room
- Driveway & Garage
- South Facing Rear Garden
- Owned Solar Panels
- Popular Residential Location Close To Amenities

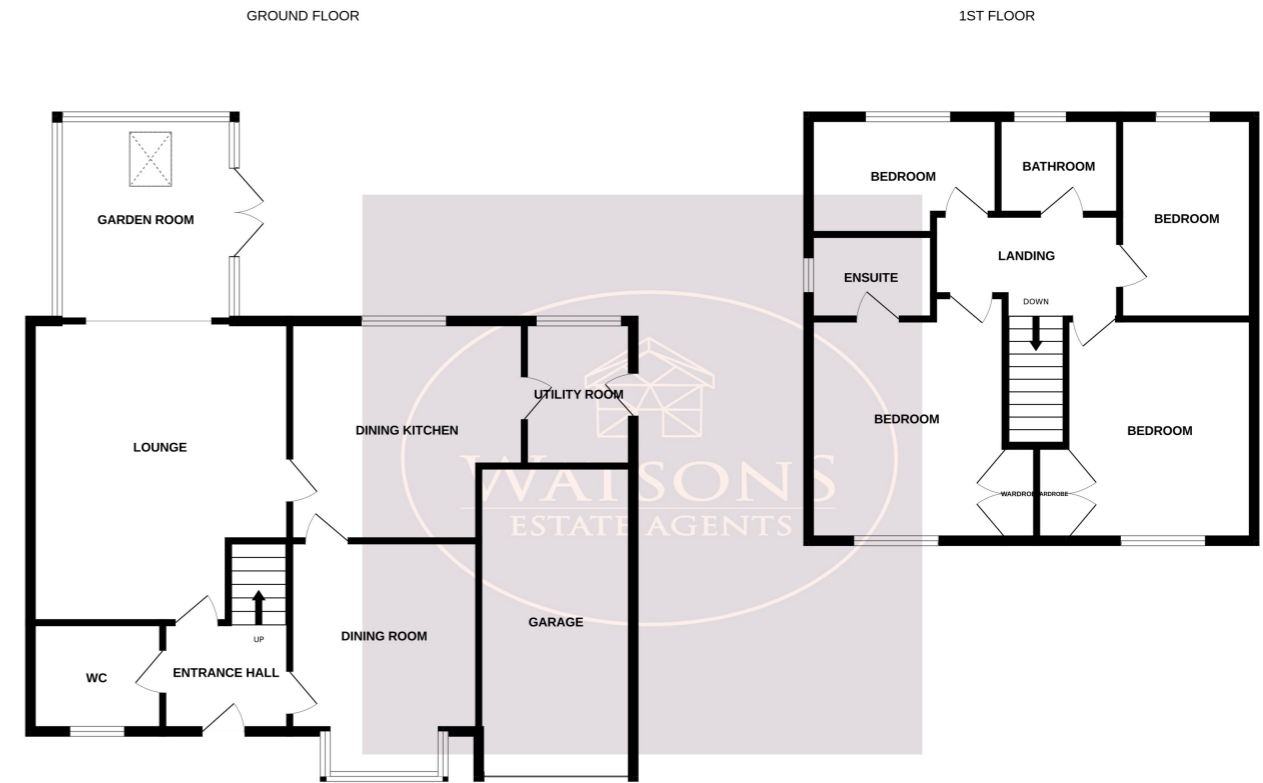
Our Seller says....

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*** GUIDE PRICE £375,000 - £400,000 *** SIMPLY SUBLIME! *** This extended four bedroom detached family home on the popular Smithurst estate in Giltbrook is brought to the market for the first time. One of the original properties to be built, it oozes space and quality with a modern touch throughout. A stylish fitted kitchen, oak doors throughout, and south facing rear garden. Benefiting from three reception rooms, utility, and garage. Briefly comprising; entrance hallway, dining room, lounge, garden room, dining kitchen, utility, downstairs wc. To the first floor, four bedrooms, primary with en-suite, and family bathroom. Outside, to the front is a driveway providing off road parking and access to the garage, whilst to the rear is a privately enclosed South facing garden. Additional benefits include enhanced energy efficiency with solar panels. Located on the popular Smithurst estate in Giltbrook, the property is nearby to a number of amenities including the Ikea retail park, along with Eastwood town centre. There are excellent road links close by including the A610 and M1 and J26. This stunning family home won't be on the market for long, call Watsons today to arrange your viewing.

Ground Floor

Entrance Hall

Entrance door to the front, uPVC double glazed window to the front, wood effect laminate flooring and doors to the WC and lounge.

WC

WC, vanity sink unit, radiator and obscured uPVC double glazed window to the front.

Lounge

5.2m x 4.43m (17' 1" x 14' 6") Radiator and open to the garden room.

Garden Room

3.55m x 3.16m (11' 8" x 10' 4") UPVC double glazed roof, radiator and French doors leading to the rear garden.

Dining Kitchen

4.06m x 3.93m (13' 4" x 12' 11") A range of matching wall & base units, work surfaces incorporating an inset ceramic sink & drainer unit. Integrated appliances to include: waist height electric double oven, induction hob and dishwasher. Central island offering further storage space. UPVC double glazed window to the rear and door to the utility room.

Utility Room

2.76m x 1.92m (9' 1" x 6' 4") Plumbing for washing machine, uPVC double glazed window to the front and radiator.

Dining Room

3.47m x 3.26m (11' 5" x 10' 8") UPVC double glazed bay window to the front and radiator.

First Floor

Landing

Access to the attic (fully boarded with power). Doors to all bedrooms and bathroom.

Primary Bedroom

3.49m x 3.46m (11' 5" x 11' 4") UPVC double glazed window to the front, wardrobe, ceiling spotlights and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Radiator and obscured uPVC double glazed window to the side.

Bedroom 2

3.74m x 3.29m (12' 3" x 10' 10") UPVC double glazed window to the front, wardrobe and radiator.

Bedroom 3

3.59m x 2.29m (11' 9" x 7' 6") UPVC double glazed window to the rear and radiator.

Bedroom 4

3.10m x 2.27m (10' 2" x 7' 5") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Radiator, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a block paved driveway providing off road parking for 4 cars leading to the integral garage with up & over door, power and housing the combination boiler. The South facing rear garden comprises a paved patio, turfed lawn and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.