

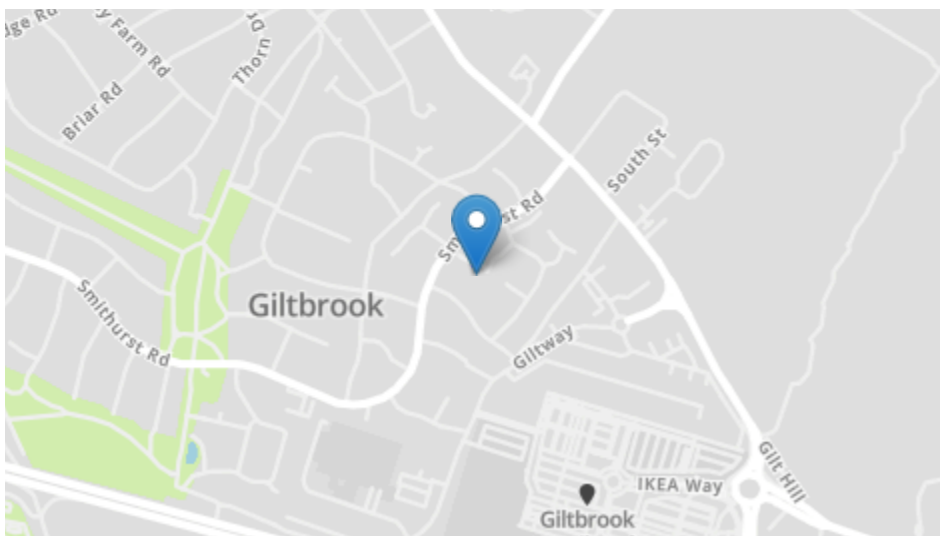
Goodman Close, Giltbrook, NG16 2UR

Offers Over £240,000



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



- Semi Detached Family Home
- 3 Bedrooms
- Open Plan Dining Kitchen
- Off Street Parking & Garage
- South Facing Garden
- Quiet Cul De Sac Location
- Well Presented Throughout
- Viewing Advised

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 - 28410768

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



*****A REALLY 'GOOD' FIRST TIME BUY***** A fantastic three bedroom semi-detached property on the popular 'Smithurst' estate in Giltbrook. With two reception rooms, a South facing rear garden, driveway, and garage, this is not your average semi-detached property. Briefly comprising; entrance hallway, lounge, kitchen, dining room. To the first floor, three bedrooms and bathroom. Outside, to the front is a driveway and garage, and to the rear is a privately enclosed south facing garden. Located on the sought after 'Smithurst' development, the property lies in close proximity to a range of amenities including the IKEA retail park, Eastwood town centre, supermarkets, and excellent road links providing easy access to Nottingham. Contact Watsons to arrange your viewing.

Ground Floor

Entrance

Entrance door, uPVC double glazed window to the front, stairs to first floor, wood effect laminate flooring. Door to lounge.

Lounge

4.7m x 3.17m (15' 5" x 10' 5") UPVC double glazed window to the front, electric fire & fire place surround, under stairs recess area and door to dining kitchen.

Kitchen Area

4.17m x 2.73m (13' 8" x 8' 11") A range of matching wall & base units, Integrated electric oven & 5 ring hob with glass splash back & extractor over. Integrated fridge, freezer & dishwasher. Plumbing for washing machine. Wall mounted Worcester Bosch combination boiler, ceiling spotlights and opening into the dining area/family room.

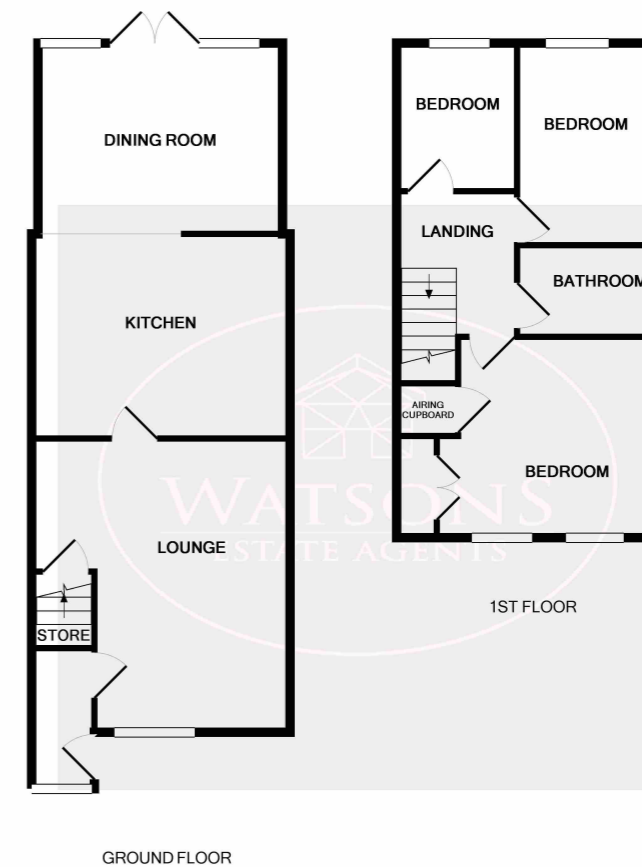
Dining Area/Family Room

3.74m x 3.26m (12' 3" x 10' 8") Brick & uPVC double glazed construction with pitched roof, uPVC double glazed windows & French doors to the rear garden, radiator.

First Floor

Landing

Access to the attic (partly boarded). Doors to all bedrooms and bathroom.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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

3.49m x 3.26m (11' 5" x 10' 8") 2 uPVC double glazed windows to the front, built in double wardrobe, radiator and over stair storage cupboard.

Bedroom 2

3.22m x 2.29m (10' 7" x 7' 6") UPVC double glazed window to the rear, radiator.

Bedroom 3

2.33m x 1.83m (7' 8" x 6' 0") UPVC double glazed window to the rear, radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit & P shaped bath with low level led lighting and dual rainfall effect shower over. Ceiling spotlights, extractor fan, chrome heated towel rail, obscured uPVC double glazed window to the side.

Outside

To the front of the property there is small lawn and a driveway providing off road parking for several vehicles leading to the single garage has an up and over door, power and an external door leading to the rear garden. The South facing rear garden comprises a turfed lawn, flower bed borders with a range of plants & shrubs leading to a paved patio seating area at the bottom of the garden with a covered pergola perfect for alfresco dining. The garden is enclosed by timber fencing to the perimeter.