

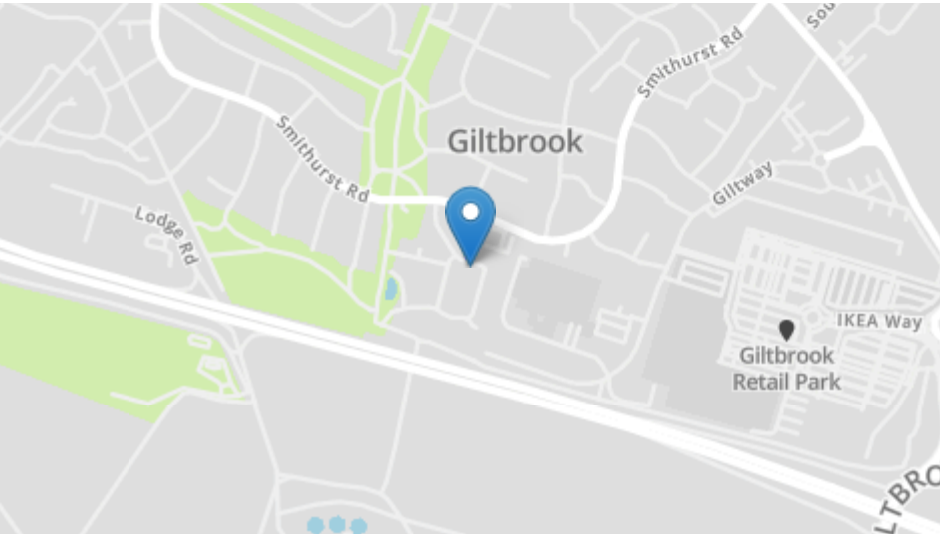
Garner Road, Giltbrook, NG16 2WT

Offers Over £240,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Semi Detached Family Home
- 3 Bedrooms
- Modern Dining Kitchen
- En Suite & Family Bathroom
- Downstairs WC
- Low Maintenance Rear Garden
- Off Road Parking
- Walking Distance To Amenities
- Excellent Road & Public Transport Links

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 - 29236611

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 GREAT HOME ON GARNER ROAD! \*\*\* This modern 3 bedroom semi detached family home will delight buyers with its space, presentation and location! Stepping over the threshold you will be greeted by light and airy accommodation which in brief comprises; entrance hallway, downstairs WC, fitted kitchen/dining room, living room, 3 bedrooms and family bathroom. Private off road parking is provided by a driveway for 2 cars and a private garden at the rear gives great outside entertaining space. Situated on a desirable development of modern homes close to Giltbrook Retail Park and the A610 for access to Nottingham city centre and the M1, this attractive home is worthy of a viewing, so call our team today to book yours!

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, wood effect laminate flooring, doors to the WC, dining kitchen and lounge.

WC

Obscured uPVC double glazed window to the front, WC, pedestal sink unit and chrome heated towel rail.

Lounge

4.9m x 3.56m (16' 1" x 11' 8") UPVC double glazed window to the rear, door to the storage cupboard and French doors to the rear garden.

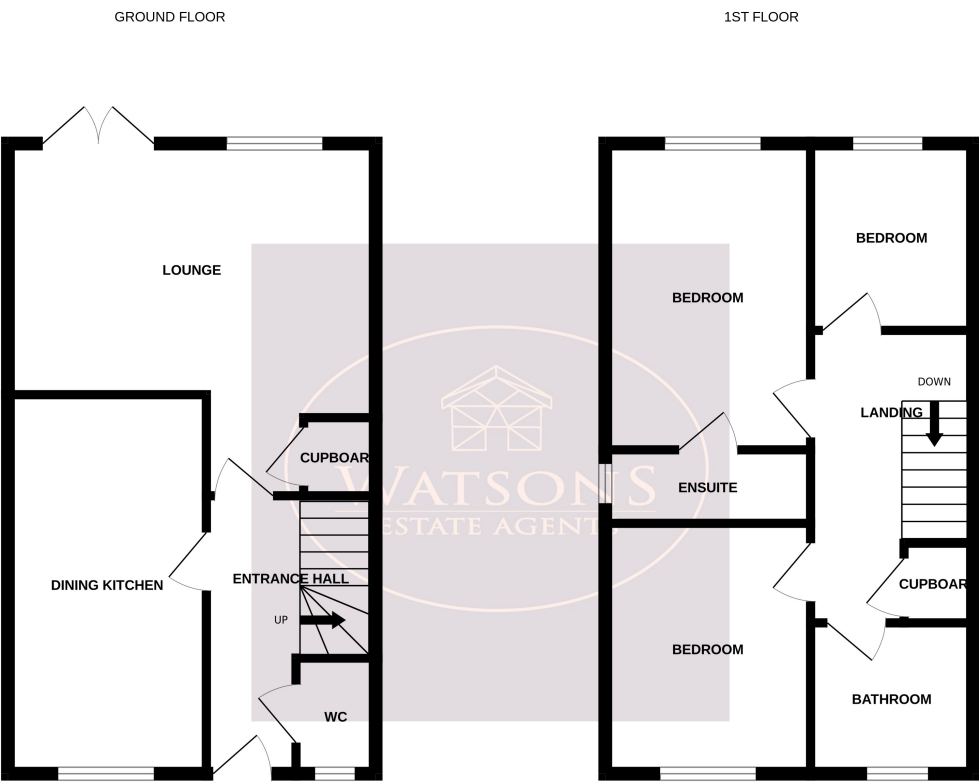
Dining Kitchen

4.89m x 2.58m (16' 1" x 8' 6") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over and fridge freezer. Plumbing for washing machine and dishwasher. Luxury vinyl tiled flooring, radiator and uPVC double glazed window to the front.

First Floor

Landing

Airing cupboard housing the combination boiler, access to the attic (partly boarded), radiator 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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Primary Bedroom

3.61m x 2.71m (11' 10" x 8' 11") UPVC double glazed window to the front, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with mains fed shower over. Obscured uPVC double glazed window to the side, chrome heated towel rail, extractor fan and luxury vinyl tiled flooring.

Bedroom 2

3.02m x 2.71m (9' 11" x 8' 11") UPVC double glazed window to the front and radiator.

Bedorom 3

.43m x 2.1m (1' 5" x 6' 11") 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. Vinyl flooring, obscured uPVC double glazed window to the front, chrome heated towel rail and extractor fan.

Outside

To the front of the property a tarmacadam driveway provides off road parking for 2 cars. The rear garden comprises a paved patio seating area, steps up to the turfed lawn and timber decking seating area. The garden is enclosed by wall & timber fencing to the perimeter with gated access to the side.