

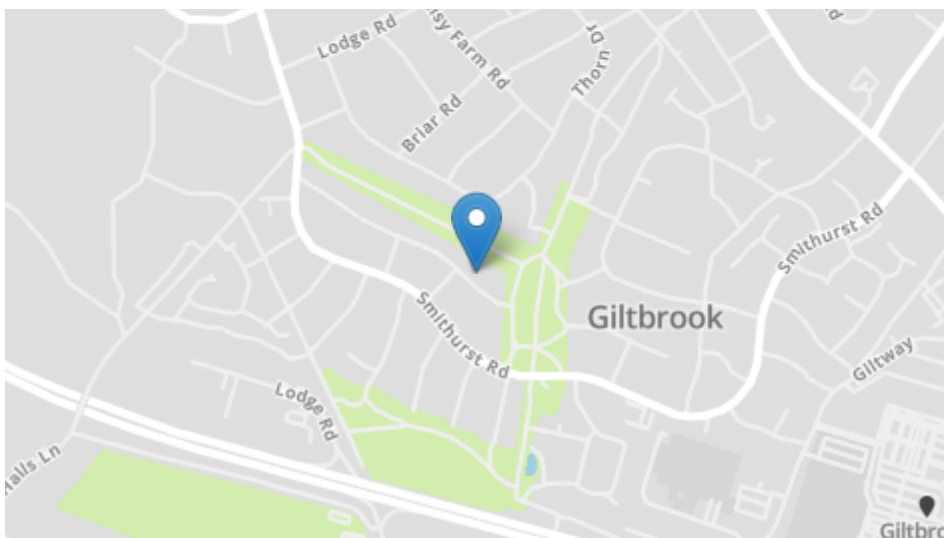
Holmewood Drive, Giltbrook, NG16 2UG

Guide Price £325,000



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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			
		71	83
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 4 Bedrooms
- En Suite & Family Bathroom
- Open Plan Dining Kitchen
- Downstairs WC
- Driveway & Garage
- Popular Residential Location
- Cul De Sac Location
- Overlooks Open Recreational Space

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 - 27997517

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



*** GUIDE PRICE £325,000 - £350,000 *** A PLACE TO CALL HOME *** This 4 bedroom detached house is favourably positioned in a quiet cul de sac backing onto open recreational space, perfect for families with four legged friends! The ground floor accommodation comprises of entrance hall, WC, open plan dining kitchen and lounge with French doors to the rear garden. On the first floor the landing leads to the primary bedroom with ensuite and 3 good sized bedrooms & family bathroom, which is fitted with a modern 3 piece suite. Outside, the private rear garden has a sandstone patio and artificial grass lawn area. To the front of the property, a driveway provides ample off road parking and leads to a detached single garage. To book your viewing appointment, call Watsons on 0115938557

Ground Floor

Entrance

Composite entrance door, 2 lead lined uPVC double glazed windows to the front, stairs to the first floor, solid oak flooring, radiator. Doors to the WC, dining kitchen & lounge.

Downstairs WC

WC, vanity sink unit, chrome heated towel rail, lead lined obscured uPVC double glazed window to the front.

Lounge

6.44m (into the bay) x 3.67m (21' 2" x 12' 0") Electric fire with fireplace surround, lead lined uPVC double glazed bay window to the front, 2 radiator and double glazed French doors to the rear garden.

Open Plan Dining Kitchen

Kitchen Area - 3.61m x 2.97m (11' 10" x 9' 9") A range of matching shaker style wall & base units, work surfaces incorporating a one & a half bowl ceramic sink & drainer unit. Plumbing for washing machine, space & connections for a Range cooker, breakfast bar with seating for 2. Integrated appliances to include fridge, freezer & dishwasher. Tiled flooring, ceiling spotlights, 2 lead lined uPVC double glazed windows to the rear, uPVC double glazed window to the side & door to the rear garden.

Dining Area - 3.61m x 2.68m (11' 10" x 8' 10") UPVC double glazed window to the rear, solid oak flooring, ceiling spotlights, radiator.

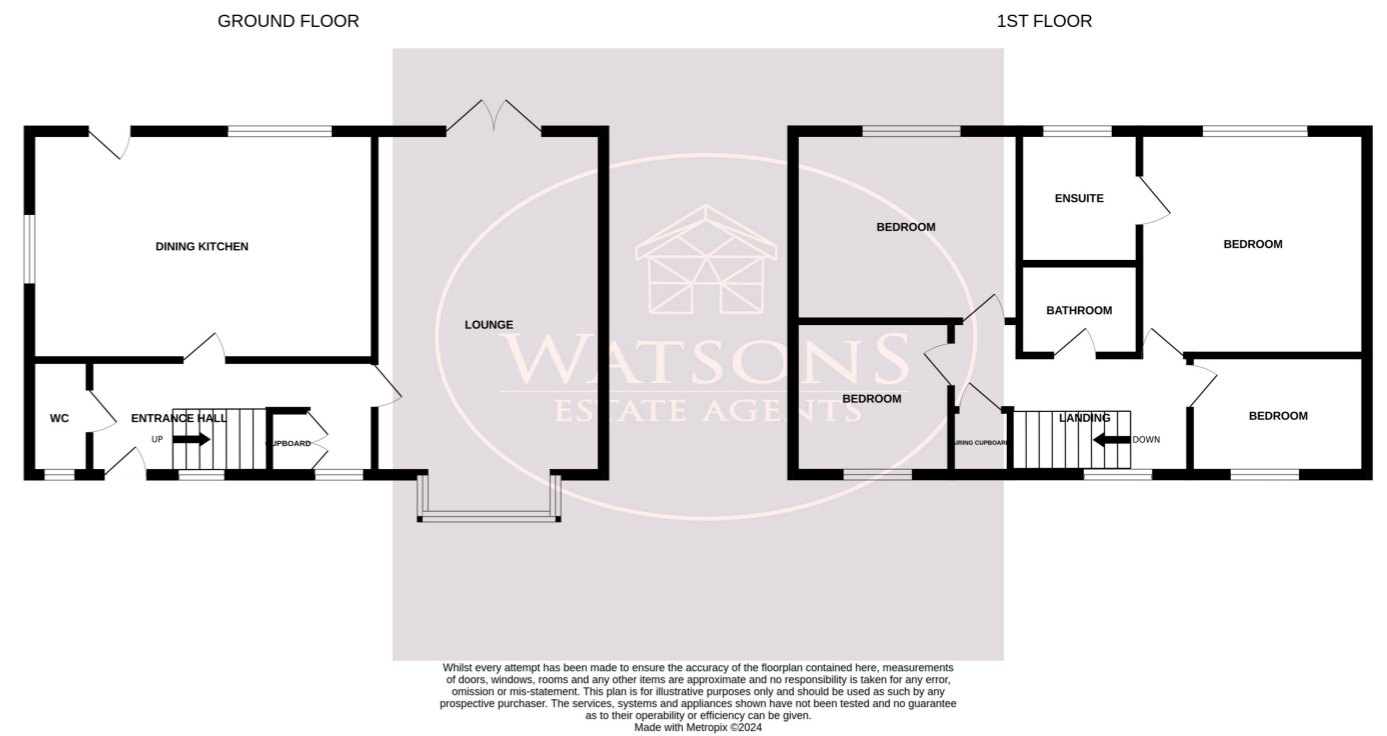
First Floor

Landing

Lead lined uPVC double glazed window to the side, access to the attic (partly boarded), airing cupboard housing the Worcester Bosch combination boiler. Doors to all bedrooms & family bathroom.

Primary Bedroom

3.9m x 3.6m (12' 10" x 11' 10") UPVC double glazed window to the rear, radiator and door to the en suite.



En Suite

1.8m x 1.5m (5' 11" x 4' 11") Modern 3 piece suite in white comprising: concealed cistern WC, sink with under storage and shower with cove shelf. Matt heated towel rail, ceiling spotlights, extractor fan, LED light up mirror. Obscured uPVC double glazed window to the rear.

Bedroom 2

3.64m x 3.07m (11' 11" x 10' 1") UPVC double glazed window to the rear, radiator.

Bedroom 3

2.4m x 2.2m (7' 10" x 7' 3") Lead lined uPVC double glazed window to the front, radiator.

Bedroom 4

2.81m x 1.85m (9' 3" x 6' 1") Lead lined uPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, sink with under storage & bath with electric shower over with cove shelf. Matt heated towel rail, ceiling spotlights, extractor fan, LED light up mirror & obscured uPVC double glazed window to the rear.

Outside

The rear low maintenance rear garden comprises a sandstone paved patio and artificial lawn. The garden is enclosed by timber fencing to the perimeter with side gated access leading to the driveway. To the front of the property a tarmac driveway, with additional stoned area provides off road parking for multiple vehicles & leads to a single detached garage with up and over door.