

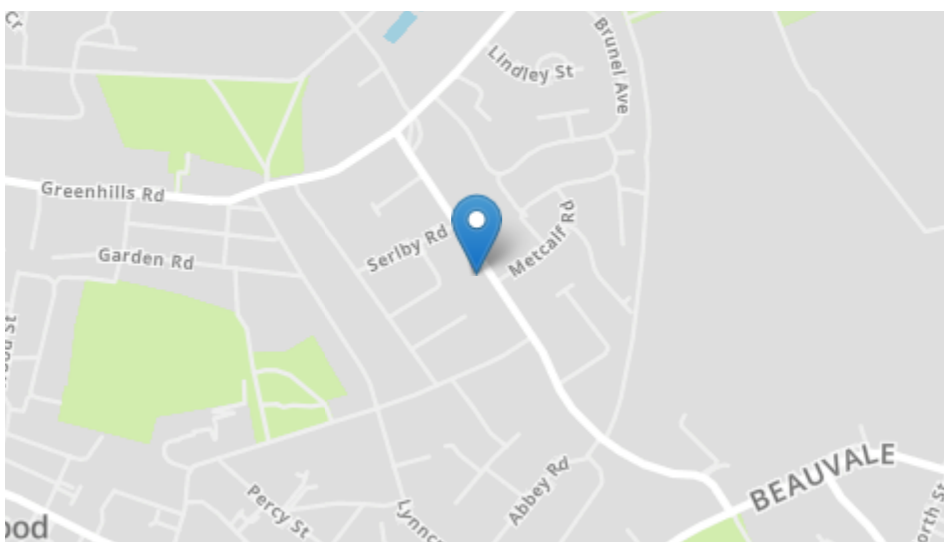
Mill Road, Newthorpe, NG16 3QG

£325,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(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	



- Extended Detached Bungalow
- 3 Double Bedrooms
- En Suite & Dressing Room To Primary Bedroom
- Stunning Open Plan Living Space
- South West Facing Private Garden
- Ample Off Street Parking
- Recently Renovated Throughout
- VIEWING ESSENTIAL!

Our Seller says....

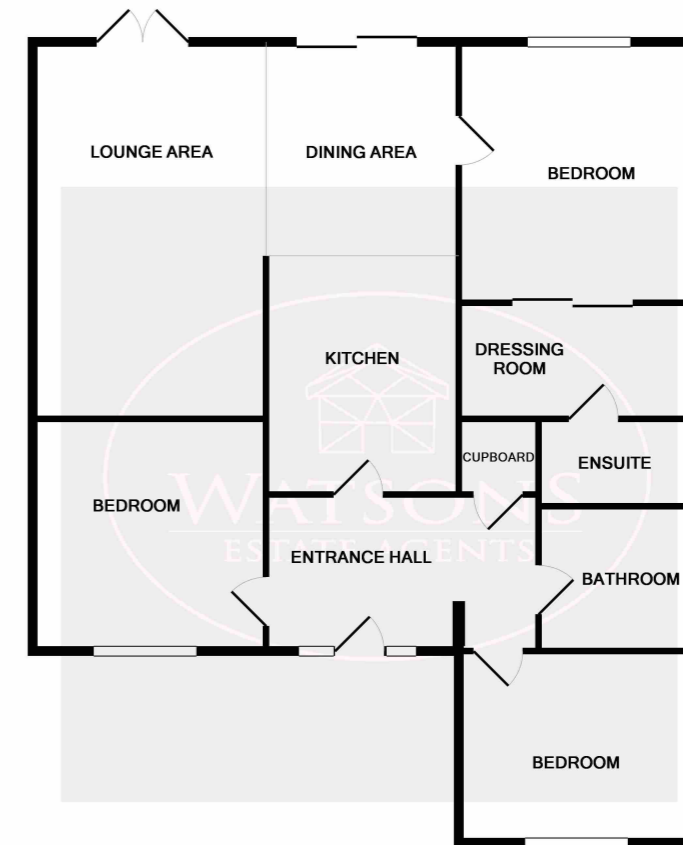
want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 26704806

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.



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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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\*\*\* MODERN OPEN PLAN LIVING AT ITS FINEST! \*\*\* Don't think twice about viewing this stunning extended bungalow on the popular Mill Road in Newthorpe. The accommodation comprises: entrance hall, open plan living space with modern high gloss fitted kitchen, dining area and lounge area both overlooking the rear garden. The primary bedroom has a spacious dressing room leading to an en suite shower room. Bedrooms 2 & 3 are both double bedrooms and there is a family bathroom fitted with a modern three piece suite. Outside, the low maintenance rear garden is south west facing so you have the benefit of the sun all afternoon and early evening. To the front of the property a large block paved driveway provides ample off road parking.

### Entrance

Composite entrance door, Amtico flooring, access to the attic (partly boarded) with drop down ladder. Storage cupboard, radiator & doors to kitchen, bedrooms 2,3 & bathroom.

### Kitchen & Dining Area

7.58m x 2.95m (24' 10" x 9' 8") A range of matching high gloss wall & base units, work surfaces incorporating a one & a quarter sink & drainer. Integrated appliances to include waist height electric oven, microwave, warming drawer, halogen hob with extractor over, dishwasher, fridge freezer & washing machine. Amtico flooring, ceiling spotlights, breakfast bar with seating for 2, radiator and opening into the dining area with skylight, sliding patio doors to the rear garden and door to the master bedroom.

### Lounge Area

5.82m x 3.54m (19' 1" x 11' 7") Amtico flooring, ceiling spotlights, skylight, radiator, air conditioning, uPVC sliding doors to the rear garden.

### Primary Bedroom

4.03m x 3.55m (13' 3" x 11' 8") UPVC double glazed window to the rear, skylight, ceiling spotlights, radiator, air conditioning & sliding door to the dressing room.

### Dressing Room

3.62m x 1.87m (11' 11" x 6' 2") Ceiling spotlights & door to the en suite shower room.

### En Suite

3 piece suite comprising concealed cistern WC, vanity sink unit & shower cubicle. Ceiling spotlights, extractor fan & heated towel rail.

### Bedroom 2

3.47m x 2.94m (11' 5" x 9' 8") UPVC double glazed window to the front, ceiling spotlights, radiator.

### Bedroom 3

3.55m x 3.55m (11' 8" x 11' 8") UPVC double glazed window to the front, ceiling spotlights, radiator.

### Bathroom

3 piece suite in white comprising concealed cistern WC, vanity sink unit & bath. Ceiling spotlights & obscured uPVC double glazed window to the side.

### Outside

The south west facing rear garden offers a good level of privacy and has a paved patio with steps up to an artificial lawn making this an enjoyable, low maintenance outdoor space. The garden is enclosed by timber fencing with gated access to the front. To the front of the property a block paved driveway provides off road parking for multiple vehicles. Double wooden gates give access to a shared driveway to the side of the property.