

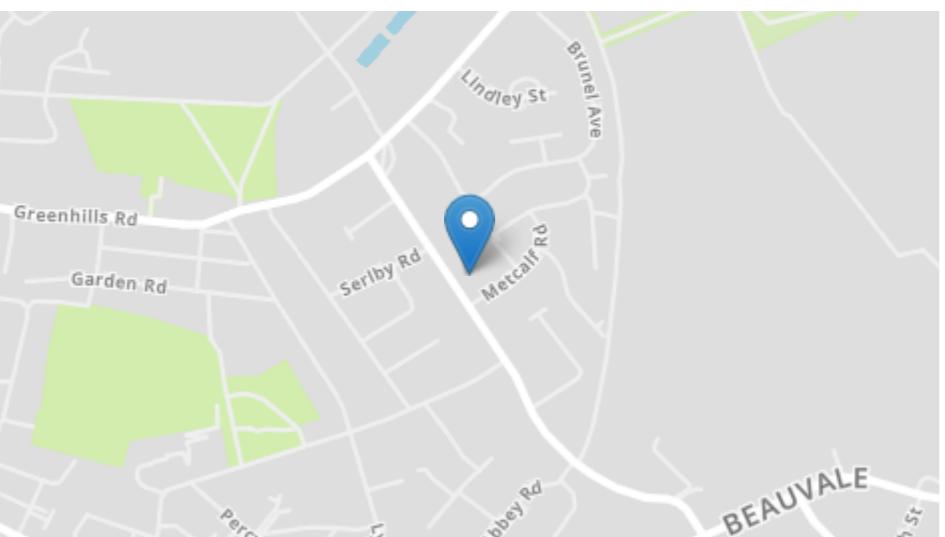
Mill Road, Newthorpe, NG16 3PT

Offers Over £280,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	78
(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	

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 - 29816290

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

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0115 938 5577

8am-8pm - 7days

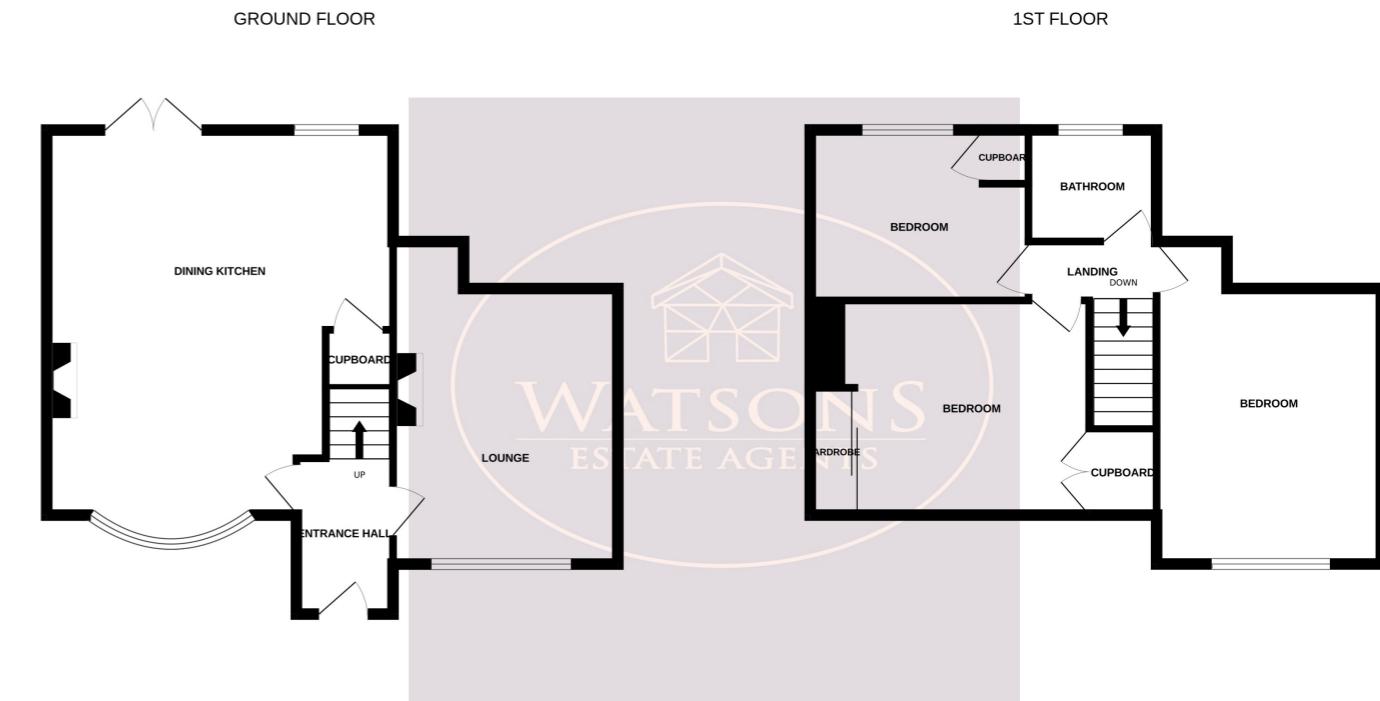
- Semi Detached Family Home
- Three Double Bedrooms
- Light & Airy Lounge
- Modern Open Plan Dining Kitchen
- Three Piece Bathroom Suite
- Generous Garden Space
- Large Driveway
- Great Road & Transport Links (M1)
- Close To Amenities
- Desired School Catchment Area

Our Seller says....





*** MORE THAN MEETS THE EYE ON MILL ROAD *** Not your usual property! A superb, extended, and vastly improved three bedroom semi-detached property in Newthorpe. Features include an open plan kitchen/living/diner which is the hub of this home, along with a fantastic plot, to the side there is a potential building plot(subject to planning), off road parking, and much more. Briefly comprising; entrance hallway, lounge, open plan kitchen/living/diner. To the first floor, three bedrooms and bathroom. Outside, to the front is a driveway providing off road parking, a generous side garden which offers scope for a potential building plot(subject to planning), and to the rear is an enclosed garden area. Locate in Newthorpe, nearby amenities include wonderful countryside walks, excellent road and commuter links, favoured schools, along with the nearby town of Eastwood which caters for all day to day needs. Contact Watsons to arrange a viewing.



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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First Floor

Entrance Hall

Stairs to first floor, radiator and doors to lounge and kitchen.

Lounge

5.45m x 3.35m (17' 11" x 11' 0") UPVC double glazed window to the front, and radiator.

Dining Kitchen

6.79m x 5.30m (22' 3" x 17' 5") A range of wall and base units with worksurface incorporating a ceramic sink & drainer unit. Integrated waist height oven, induction hob, dishwasher, space for fridge freezer and plumbing for washing machine. Central island with further storage under, laminate wood flooring, feature fireplace with multifuel burner, uPVC double glazed window to the rear and uPVC double glazed bay window to the front, radiator, and door to pantry cupboard.

First Floor

First Floor Landing

Doors to all bedrooms and bathroom.

Bedroom 1

3.60m x 3.22m (11' 10" x 10' 7") UPVC double glazed window to the front, fitted wardrobe, storage cupboard and radiator.

Bedroom 2

3.65m x 3.30m (12' 0" x 10' 10") UPVC double glazed window to the front and radiator.

Bedroom 3

3.15m x 2.33m (10' 4" x 7' 8") UPVC double glazed window to the rear, storage cupboard housing combination boiler and radiator.

Bathroom

White three piece suite comprising wc, vanity sink with storage under and panel bath with mains fed shower over. Obscured uPVC double glazed window to the rear, vinyl flooring, partially tiled walls and radiator.

Outside

To the front of the property is an ample paved driveway with flower bed edging, generous turfed lawn to the side and a pathway giving access to the rear garden. The rear garden features a paved patio seating area with timber pagoda, with steps leading down to the turfed lawn edged with flower bed borders and a range of plants and shrubbery and metal shed, palisaded by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information: the gas boiler is located in the kitchen, it is six years old and was last serviced six years ago.