

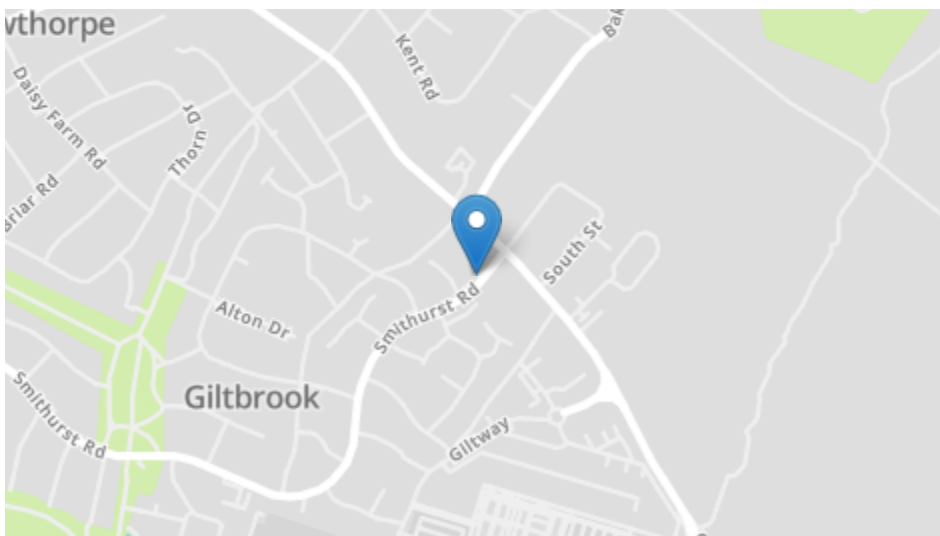
Smithurst Road, Giltbrook, NG16 2UD

Offers Over £400,000

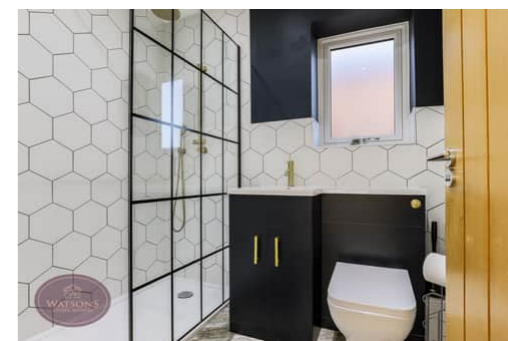


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 4 Bedrooms
- Modern Dining Kitchen
- Utility Room & Downstairs WC
- Driveway & Garage
- Private Landscaped Rear Garden
- Owned Solar Panels
- Excellent Road & Public Transport Links
- Popular Residential Location Close To Amenities
- Viewing Highly Recommended

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 - 28006704

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



\*\*\* FAMILY FAVOURITE \*\*\* This modern detached home would be perfect for families looking to take the next step on the property ladder. Since owning the property, the current owners have carried out a range of high-quality upgrades, creating a stylish and comfortable home finished to an exceptional standard throughout. The accommodation comprises, in brief, an entrance hall, lounge and a superb extended dining kitchen which has been fully renovated and enlarged, featuring quartz worktops, premium appliances and bi-fold doors, along with full underfloor heating across the entire ground floor and air conditioning for added comfort. The rear section of the garage has been thoughtfully converted to create a practical utility room, whilst the front section now provides a useful storage area alongside a convenient downstairs WC. On the first floor, a galleried landing leads to the shower room and four bedrooms, with both the primary bedroom and landing also benefiting from air conditioning. Additional improvements include new external windows and doors, oak internal doors and oak windowsills. Outside, a block-paved driveway provides off-road parking and access to the garage storage. The rear garden has been transformed into a fantastic entertaining space, with timber decking, festoon lighting, an outdoor electric heater, multiple outdoor power points and an area of artificial grass. Owned solar panels have been installed for energy efficiency, these gives significant saving on utility bills. With excellent nearby amenities, countryside walks and great transport links, this is a home that combines modern living with everyday practicality. To book your appointment call our Kimberley Team on 01159385577 Option 1

## Ground Floor

### Entrance

UPVC double glazed window & entrance door to the side, stairs to the first floor, under stairs storage, tiled hard flooring with underfloor heating. Oak doors to the lounge & dining kitchen.

### Lounge

5.4m x 3.5m (17' 9" x 11' 6") UPVC double glazed bay window to the front with oak windowsill, tiled flooring with independent underfloor heating zone, radiator.

### Dining Kitchen

3.56m x 3.34m (11' 8" x 10' 11") enlarged kitchen layout comprising a range of matching wall & base units, quartz work surfaces incorporating a sink & drainer unit. Integrated appliances to include NEFF waist height electric oven, NEFF oven/microwave combination, NEFF induction hob with extractor over, fridge/freezer & dishwasher. Hot water boiling tap., colour changing smart ceiling spotlights. Tiled flooring with independent underfloor heating zone, uPVC double glazed window to the rear. Air conditioning unit. Oak door to the utility room. Bi folding doors to the rear garden.

### Utility Room

2.14m x 1.52m (7' 0" x 5' 0") A range of matching units and quartz work surfaces. Plumbing for washing machine, mini fridge, tiled flooring with underfloor heating. Oak door to the WC and access to the garage storage.

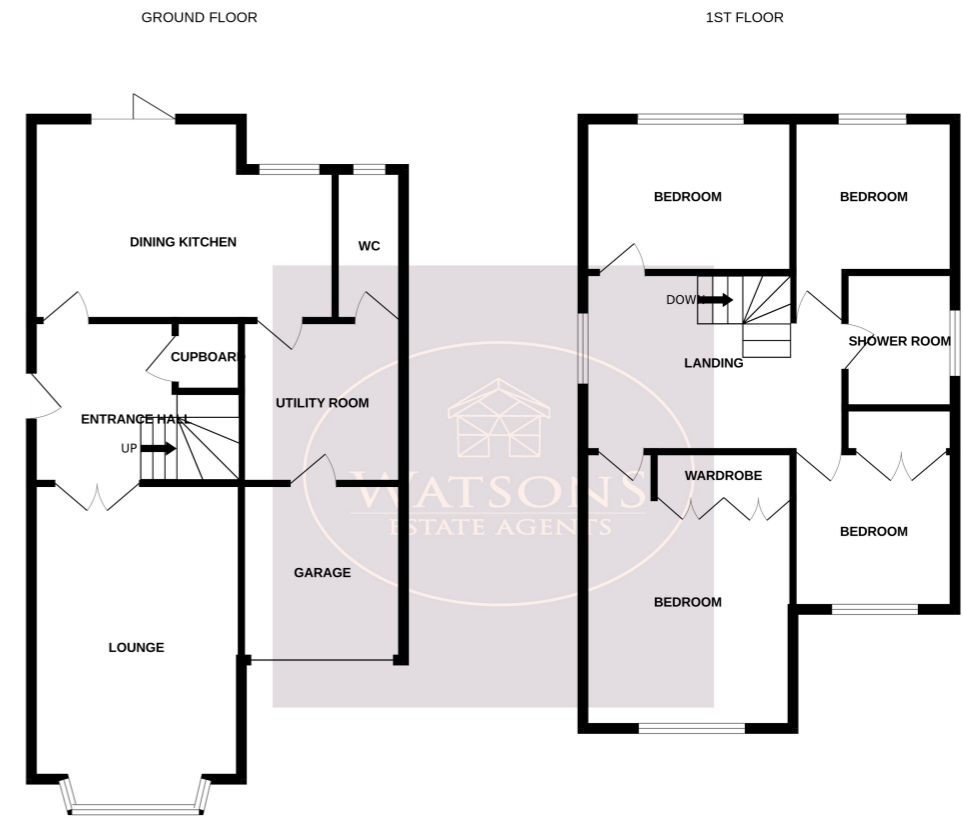
### WC

WC, pedestal sink unit, obscured uPVC double glazed window to the rear with oak windowsill, tiled flooring and underfloor heating.

## First Floor

### Landing

UPVC double glazed window to the side with oak windowsill, access to the attic (partly boarded with dropdown ladder), radiator, wall mounted air conditioning unit. Oak doors to all bedrooms & 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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### Bedroom 1

3.91m x 3.54m (12' 10" x 11' 7") UPVC double glazed window to the front with oak windowsills, fitted air conditioning unit & radiator. A range of fitted wardrobes, ceiling spotlights.

### Bedroom 2

3.57m x 2.44m (11' 9" x 8' 0") UPVC double glazed windows to the rear with oak windowsill, radiator. Feature lighting.

### Bedroom 3

2.39m x 2.62m (7' 10" x 8' 7") UPVC double glazed window to the rear with oak windowsill, radiator. Feature lighting.

### Bedroom 4

2.63m x 1.92m (8' 8" x 6' 4") UPVC double glazed window to the front with oak windowsill. Built in cupboard with shelving & hangers, radiator.

### Shower Room

3 piece suite in white comprising concealed cistern WC, vanity sink unit & walk in shower cubicle with mains fed shower. Obscured uPVC double glazed window to the side, ceiling spotlights, extractor fan, heated towel rail and underfloor heating.

### Outside

To the front of the property, a block paved driveway provides ample off road parking leading to the front section of the garage retained as storage with electric roller door. The rear garden comprises a block paved patio, a timber decked seating area, artificial lawn, festoon lighting over the decking, outdoor electric heater and a covered pergola – perfect for a hot tub and ideal for hosting family and friends. Multiple outdoor electrical sockets. The garden is enclosed by timber fencing to the perimeter with key lockable gated side access.

### Agents Note

The seller has provided us with the following information: the boiler is located in the garage and is located in the garage and is 8 years old. The boiler was last serviced in 2025.