

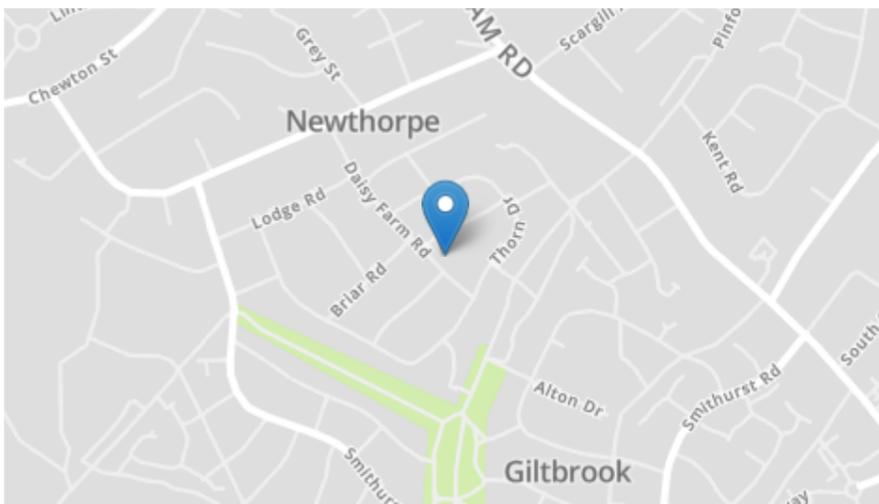
Daisy Farm Road, Newthorpe, NG16 2AY

Offers Over £290,000



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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			
		70	77
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 - 30029476

- Detached Family Home
- Three Good Size Bedrooms
- Spacious Open Plan Lounge & Dining Room
- Modern Fitted Kitchen
- Utility & Ground Floor WC
- Three Piece Shower Room
- Enclosed Rear Garden
- Ample Off Road Parking & Garage
- Cul De Sac Position
- Great Access To Road Links (M1 & A610)

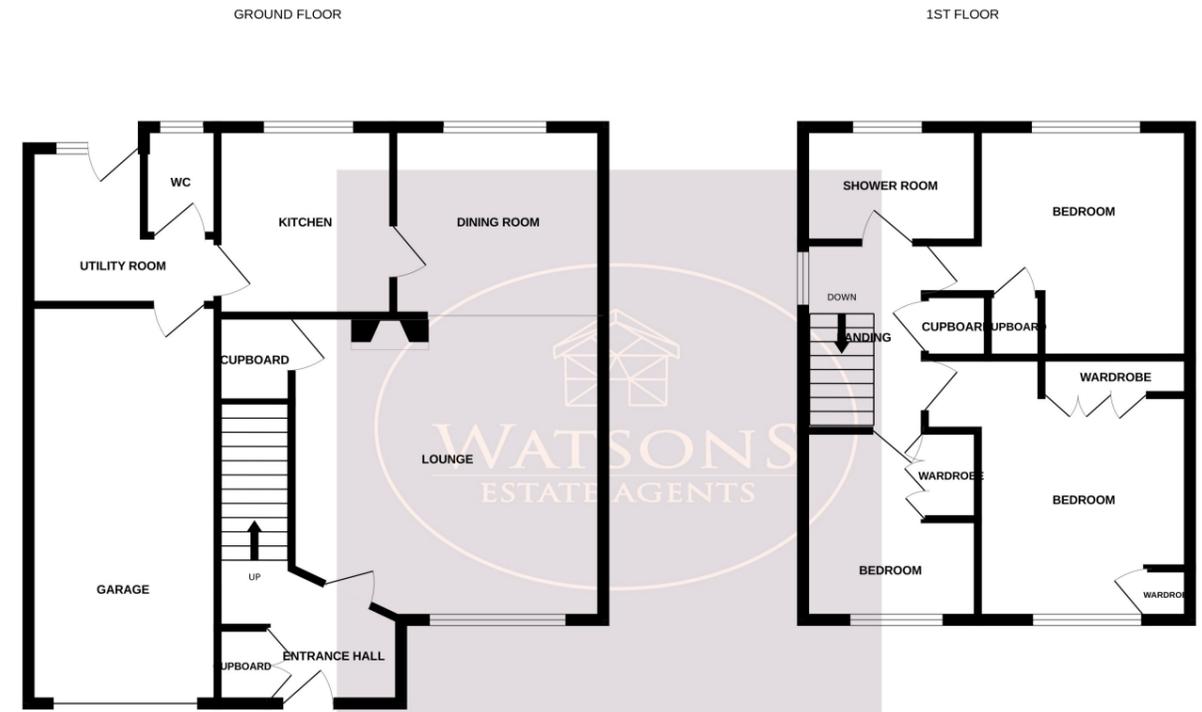
Our Seller says....

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



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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*** FRESH AS A DAISY! *** DAISY FARM ROAD, NEWTHORPE *** NO UPWARD CHAIN *** Situated on the ever-popular Daisy Farm Road, Newthorpe, this detached family home offers spacious and well-maintained accommodation, making it an ideal purchase for growing families. The property is positioned within a lovely cul de sac, benefitting from excellent access to the M1 and A610, close proximity to public transport and amenities, and located within a desired school catchment area. The accommodation comprises an entrance hallway with cloak storage, leading through to a spacious open plan lounge and dining room, perfect for both everyday living and entertaining, complete with feature fireplace and windows allowing plenty of natural light. The modern fitted kitchen offers a range of units with solid wood, work surfaces and integrated appliances, with access through to a useful utility room, ground floor WC and internal door to the garage. To the first floor there are three good size bedrooms, two of which benefit from fitted or built in storage, along with a modern three-piece shower room fitted with vanity unit and cubicle shower. Externally, the property enjoys an enclosed rear garden featuring a paved patio seating area, well maintained lawn, established flower beds and timber fencing, creating a private and family friendly outdoor space. To the front there is ample off-road parking provided by a paved driveway leading to a detached garage fitted with power and electric roller door, along with a neat garden frontage. Offered to the market with no upward chain, this well positioned and spacious home provides a superb opportunity for buyers looking for a long-term family property in a highly convenient yet peaceful location. Contact our team today to arrange your viewing.

Ground Floor

Entrance Hall

Composite entrance door, stairs to first floor and cloak room.

Lounge

4.81m x 3.63m (15' 9" x 11' 11") UPVC double glazed window to the front, radiator, under stairs storage, feature fireplace with inset electric fire and open access to the dining room.

Dining Room

3.07m x 2.80m (10' 1" x 9' 2") UPVC double glazed window to the rear, laminate wood flooring, radiator and door to the kitchen.

Kitchen

2.82m x 2.63m (9' 3" x 8' 8") A range of wall and base units with solid wood work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances including electric oven, gas hob with extractor over, fridge freezer and plumbing for dishwasher. UPVC double glazed window to the rear, laminate wood flooring, partially tiled walls and uPVC door to the utility.

Utility

2.83m x 2.34m (9' 3" x 7' 8") A range of wall and base units incorporating an inset stainless steel sink & drainer unit. Plumbing for washing machine, partially tiled walls, vinyl flooring, uPVC double glazed window to the rear, door to wc, garage and uPVC door to the rear garden.

WC

Obscured uPVC double glazed window to the rear, vinyl flooring and WC.

First Floor

First Floor Landing

UPVC double glazed window to the side, airing cupboard housing combination boiler, radiator and doors to all bedrooms and shower room.

Bedroom 1

3.55m x 3.07m (11' 8" x 10' 1") UPVC double glazed window to the front, fitted wardrobe and radiator.

Bedroom 2

3.39m x 3.01m (11' 1" x 9' 11") UPVC double glazed window to the rear, storage cupboard and radiator.

Bedroom 3

2.60m x 2.57m (8' 6" x 8' 5") UPVC double glazed window to the front and radiator.

Shower Room

White three piece suite comprising wc, vanity sink and electric fed cubicle shower. Obscured uPVC double glazed window to the rear, tiled walls, vinyl flooring and ceiling spotlights.

Garage

Detached single garage fitted with power and electric roller doors.

Outside

To the front of the property is a paved driveway leading to the garage, entrance door and iron gate to rear garden. To the side of the driveway is a flower bed, with a range of plants and shrubbery and gravel detail. The rear garden features a paved patio area with a raised stone flower beds with a range of plants and shrubbery, and a path to the turfed lawn with flower bed borders with a range of well established plants and shrubbery as well as hedges; there is a timber shed to the side and the garden is palisaded by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located on the landing, it was installed in July 2021, and was last serviced in 2024.