

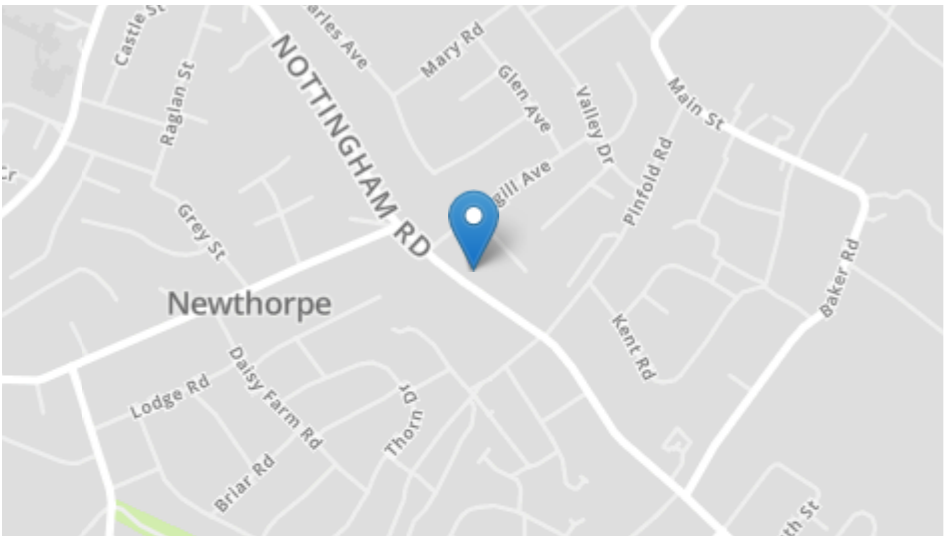
Nottingham Road, Newthorpe, NG16 2EB

Offers Over £280,000



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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>		
(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		
	63	84
England, Scotland & Wales	EU Directive 2002/91/EC	



- Semi Detached Extended Family Home
- Three Bedrooms
- Light & Airy Lounge
- Spacious Modern Dining Kitchen
- Three Piece Bathroom Suite
- Well Presented Through Out
- Driveway Parking
- Well Maintained Rear Garden
- Great Road & Transport Links (M1)
- Close To Amenities

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 - 29793007

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



**\*\*\* STUNNING AND STYLISH \*\*\*** This fabulous bay fronted 3 bedroom semi detached family home is beautifully presented to a very high standard and boasts light and airy living accommodation which is tastefully decorated and comprises an entrance hallway, living room, extended fitted kitchen/dining/living room. To the first floor are 3 bedrooms and a very nice family bathroom. Outside you will find ample off-road parking and to the rear an established garden great for outside entertaining with a patio area laid to a lawn. The property is located in a very desirable area with great road and transport links and is convenient for Eastwood and Hilltop shops, Giltbrook retail park and access to the A610 and M1. The first to view will buy this wonderful family home, so call us today to secure your viewing!

**Ground Floor**

**Entrance Hall**

Storm Porch, composite entrance door, radiator, stairs to first floor, under stairs storage housing combination boiler, and doors to lounge and dining kitchen.

**Lounge**

3.76m x 3.38m (12' 4" x 11' 1") UPVC double glazed bay window to the front, laminate wood flooring and radiator.

**Dining Kitchen**

6.54m x 5.00m (21' 5" x 16' 5") A range of wall and base units with worksurfaces incorporating an inset sink & drainer unit. Integrated appliances including waist height electric oven and microwave, gas hob with extractor fan over and space for fridge freezer. Central island, bifold doors to the rear garden, laminate wood flooring, ceiling lantern, ceiling spotlights and radiator.

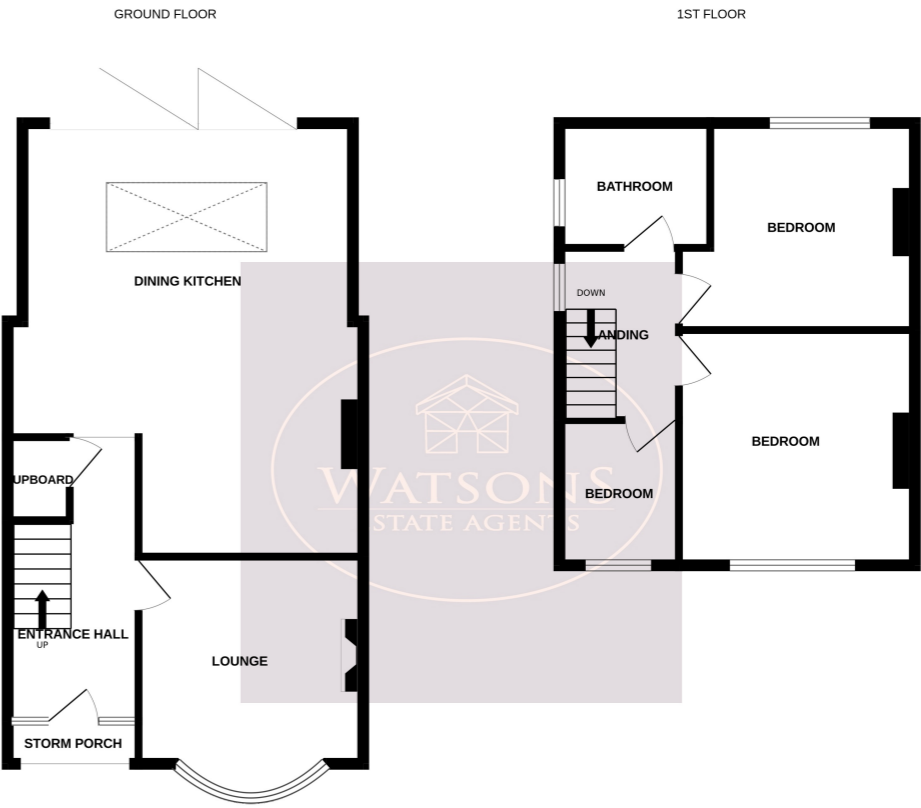
**First Floor**

**First Floor Landing**

UPVC double glazed window to the side, access to the attic and doors to all bedrooms and bathroom.

**Bedroom 1**

3.56m x 3.48m (11' 8" x 11' 5") UPVC double glazed window to the front and radiator.



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 2**

3.48m x 3.11m (11' 5" x 10' 2") UPVC double glazed window to the rear and radiator.

**Bedroom 3**

2.06m x 1.79m (6' 9" x 5' 10") UPVC double glazed window to the front, laminate wood flooring 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, tiled walls and chrome heated towel rail.

**Outside**

To the front of the property is paved driveway leading to a timber double gate, giving access to the rear garden. There are stone steps leading from the driveway to the entrance door and a raised area, which can be used as a turfed lawn area. The rear of the property features a paved patio seating area with a gravelled area to the side and a raised timber area, as well as timber steps to the turfed lawn area, with raised flower bed borders and palisaded by timber fencing.

**\*\*\* AGENT NOTE \*\*\***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the under stairs storage area, it is three years old and was last serviced in January 2025.