

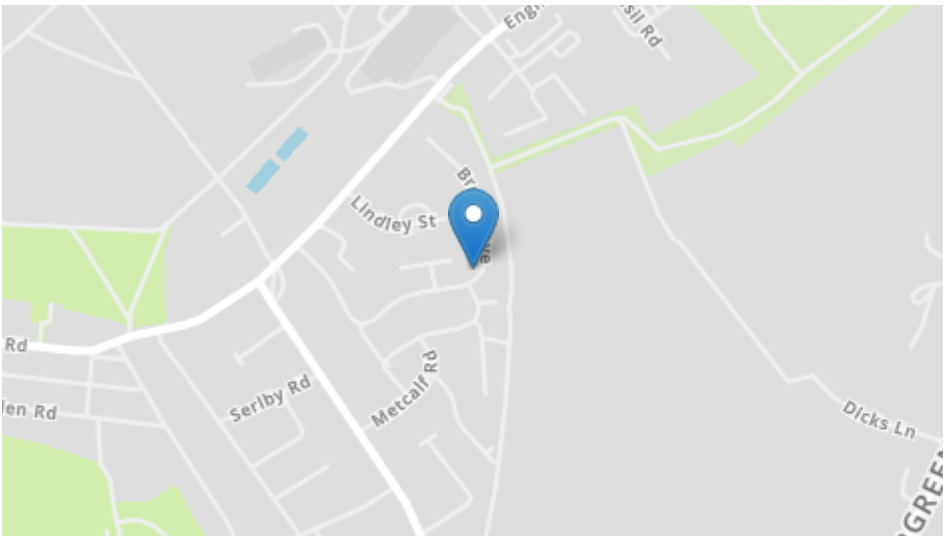
Brunel Avenue, Newthorpe, NG16 3NH

£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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	76
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 - 29566104

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.



- Detached Family Home
- Four Good Size Bedrooms
- Light & Airy Dining Lounge
- Spacious Breakfast Kitchen
- Three Piece Family Bathroom
- Well Maintained Enclosed Rear Garden
- Ample Off Road Parking & Garage
- Corner Plot Position
- Great Road & Transport Links
- Close To Amenities & Public Transport

Our Seller says....

40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** 4 BEDROOMS, DETACHED AND READY TO MOVE INTO! WHAT MORE DO YOU WANT? *** This wonderful 4 bedroom family home is located in the popular area of Newthorpe and is ready and waiting for one lucky family to take over ownership. Boasting spacious and very well presented accommodation comprising of an entrance hallway, lounge/dining room, fitted breakfast kitchen, integrated garage perfect for possible conversion to add more living space, 4 bedrooms and a family bathroom. Outside private parking is provided at the front and at the rear a garden great for outside entertaining. Located in a very popular area with great schools, shops and Eastwood town centre only a drive this fabulous home represents excellent value for the money and really has it all! So call us today to book your viewing!

Ground Floor

Entrance Hall

Composite entrance door, radiator, stairs to first floor and doors to dining lounge.

Dining Lounge

6.57m x 3.95m (21' 7" x 13' 0") UPVC double glazed window to the front, two radiators, laminate wood flooring and sliding patio doors to the rear.

Kitchen

A range of wall and base units with worksurfaces incorporating inset 1.5 stainless steel sink & drainer unit. Integrated appliances including electric oven, gas hob with extractor fan over, fridge and breakfast bar with further storage under. Door to inner hall, vinyl flooring, two uPVC double glazed windows to the rear and uPVC door to rear garden.

Inner Hall

Doors to kitchen and garage.

First Floor

First Floor Landing

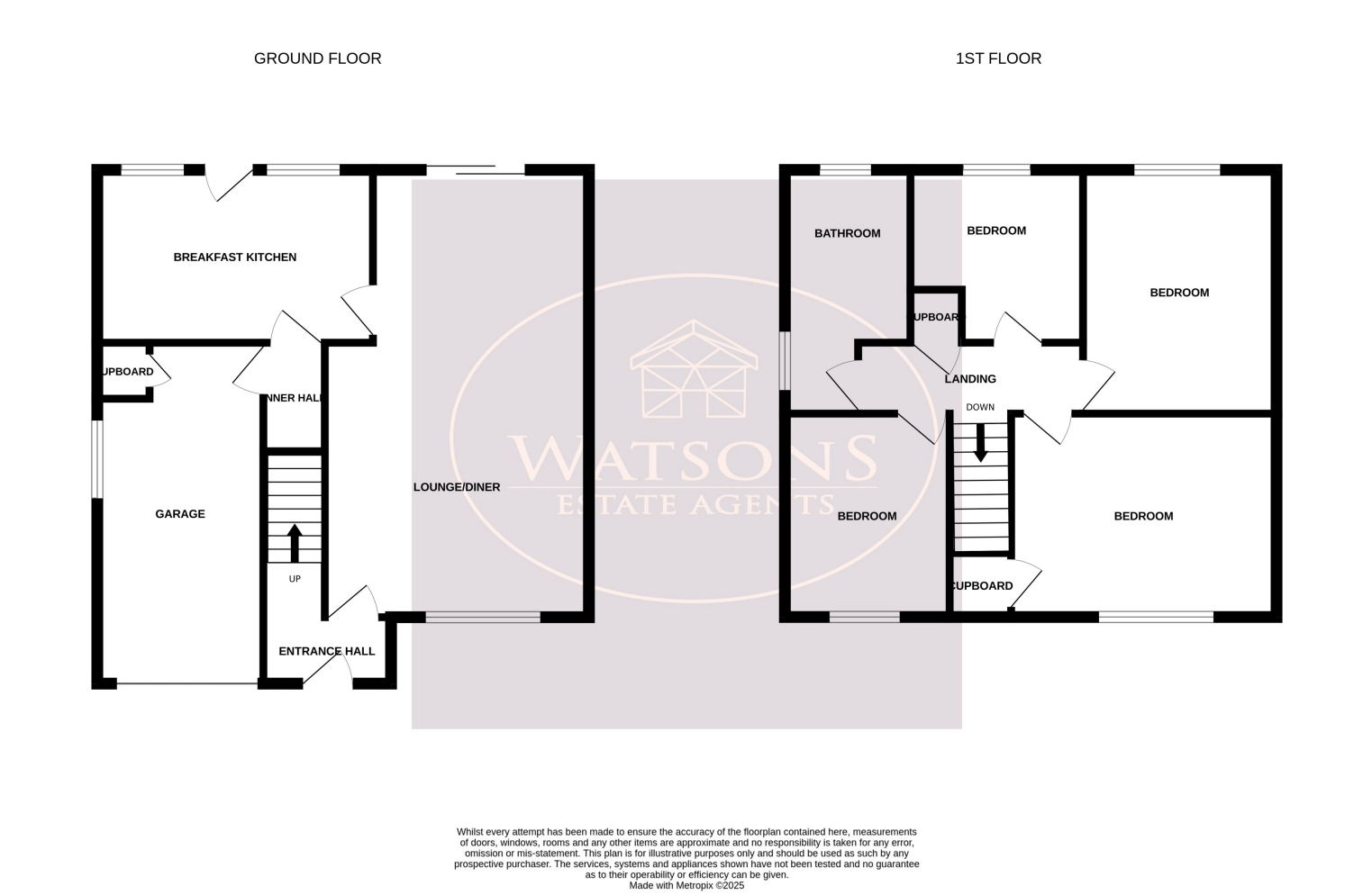
Storage cupboard, access to attic which houses the combination boiler, and doors to all bedrooms and bathroom

Bedroom 1

3.91m x 2.91m (12' 10" x 9' 7") UPVC double glazed window to the front, radiator and storage cupboard.

Bedroom 2

3.62m x 2.91m (11' 11" x 9' 7") UPVC double glazed window to the rear and radiator.



Bedroom 3

2.92m x 2.42m (9' 7" x 7' 11") UPVC double glazed window to the front and radiator.

Bedroom 4

2.62m x 2.62m (8' 7" x 8' 7") UPVC double glazed window to the rear and radiator.

Bathroom

White three piece suite comprising wc, pedestal sink and panel bath with mains fed shower over. Obscured uPVC double glazed windows to the rear and side, radiator, vinyl floors and partially tiled walls.

Garage

Single garage fitted with power, up and over doors and storage cupboard.

Outside

To the front of the property is a large block paved drive leading to garage and entrance door with turfed lawn to the side and side access to the rear garden, palisaded by a hedged border. The rear garden features a patio seating area with steps leading down to a turfed lawn area bordered by raised flower beds with a range of plants and shrubbery and a timber shed and green house. To the side is a second patio seating area and timber fish pond with gravel borders, the space is enclosed by timber fencing with wrought iron gate to the side.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information: the gas boiler is located in the loft it is 5 years old and was last serviced in 2024.