

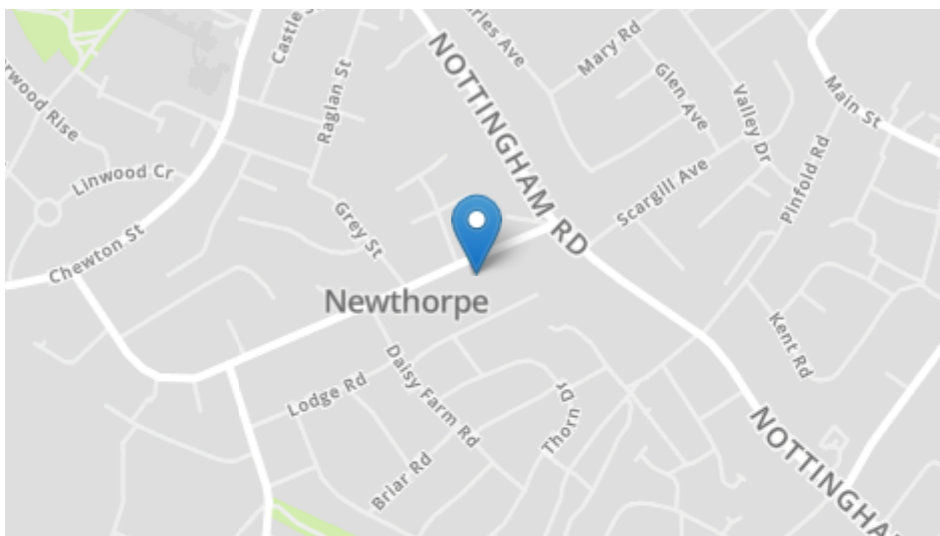
Newthorpe Common, Newthorpe, NG16 2AW

£190,000



Newthorpe Common, Newthorpe, NG16 2AW

£190,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- Conservatory
- Driveway
- South Facing Rear Garden
- Excellent Road & Public Transport Links
- Short Drive To Eastwood Town Centre
- No Upward Chain

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 - 26569548

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



\*\*\* LOOKING FOR YOUR FIRST FAMILY HOME? \*\*\* This well presented semi detached house is located within a short distance to primary schools, bus routes & a wide range of shops & amenities, plus being available with No Upward Chain, making it an ideal choice as a family home. The property in brief comprises to the ground floor, entrance hall, lounge with bay window, open plan dining kitchen and conservatory. To the first floor a landing giving access to three bedrooms and a three piece bathroom suite. To the outside a front garden with driveway providing off road parking and to the rear an enclosed extensive garden. A wide range of amenities can be found at nearby Hilltop, Eastwood Town Centre & Giltbrook Retail Park and the road and transport links are excellent with the rainbow one bus stop being just a short walk away.

## Ground

### Entrance Hall

Entrance door to the front, stairs to the first floor and radiator.

### Lounge

4.43m x 4.26m (14' 6" x 14' 0") UPVC double glazed bay window to the front, radiator and door to the dining kitchen.

### Dining Kitchen

5.41m x 2.64m (17' 9" x 8' 8") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated electric oven & gas hob with extractor over and fridge freezer. 2 uPVC double glazed windows to the rear, under stair storage, storage cupboard housing the boiler. Door to the side leading to the rear garden and door to the conservatory.

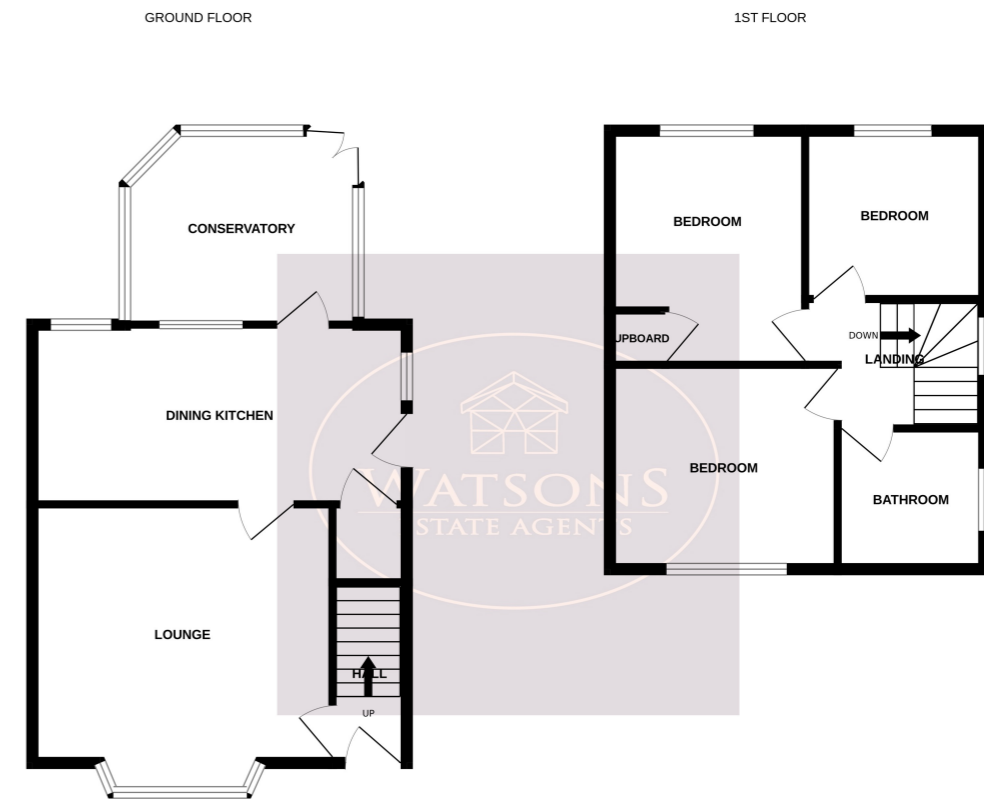
### Conservatory

3.42m x 2.86m (11' 3" x 9' 5") Brick & uPVC double glazed construction, radiator and uPVC double glazed French doors leading to the rear garden.

## First Floor

### Landing

Obscured uPVC double glazed window to the side, access to the attic and doors to all bedrooms and 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.  
Made with Metrepx ©2023

### Bedroom 1

3.42m x 2.91m (11' 3" x 9' 7") UPVC double glazed window to the rear, storage cupboard and radiator.

### Bedroom 2

3.36m x 2.87m (11' 0" x 9' 5") UPVC double glazed window to the front and radiator.

### Bedroom 3

2.49m x 2.42m (8' 2" x 7' 11") UPVC double glazed window to the rear and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Chrome heated towel rail and obscured uPVC double glazed window to the side.

### Outside

To the front of the property are gravel borders with a range of mature shrubs. A concrete driveway provides ample off road parking. The South facing rear garden offers a good level of privacy and comprises a paved patio, turfed lawn and flower bed borders with a range of plants & shrubs. The garden is enclosed by timber fencing to the perimeter with gated access to the side.