

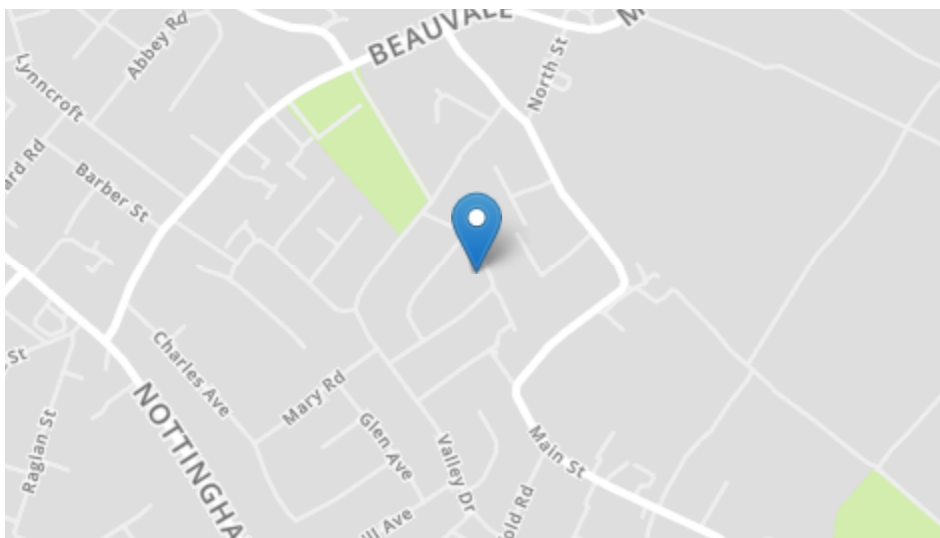
Peters Close, Newthorpe, NG16 2ER

Offers Over £270,000

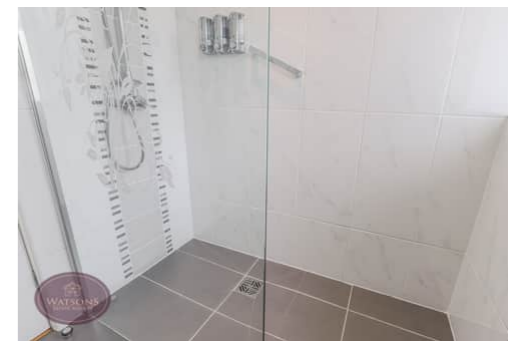


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Bungalow
- 2 Double Bedrooms
- 2 Reception Rooms
- Conservatory
- Driveway
- South West Facing Rear Garden
- Excellent Road & Public Transport Links
- 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 - 28084519

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



LIFE ON ONE LEVEL A spacious detached bungalow in the popular village of Newthorpe. Offering fantastic scope to add your own stamp with flexible accommodation, benefiting from two reception rooms, conservatory, south-west facing rear garden, and offered to the market with no upward chain. Briefly comprising; entrance hallway, shower room, kitchen, two bedrooms, lounge, dining room, further reception room, conservatory, and garage. Outside, a driveway provides off road parking to the front, and a pleasant, south-west facing garden is to the rear. Newthorpe offers the best of both worlds, with countryside walks on your doorstep, but being close enough to the nearby town of Eastwood to cater for all day to day needs. There are nearby bus and road links, meaning access to the surrounding towns is easy to come by. Contact Watsons today to arrange your viewing.

Entrance Hall

Entrance door to the front, 2 storage cupboards and doors to the lounge, kitchen, shower room and both bedrooms.

Lounge

4.95m x 3.56m (16' 3" x 11' 8") UPVC double glazed window to the front, radiator. Brick built fireplace and French doors to the dining room.

Kitchen

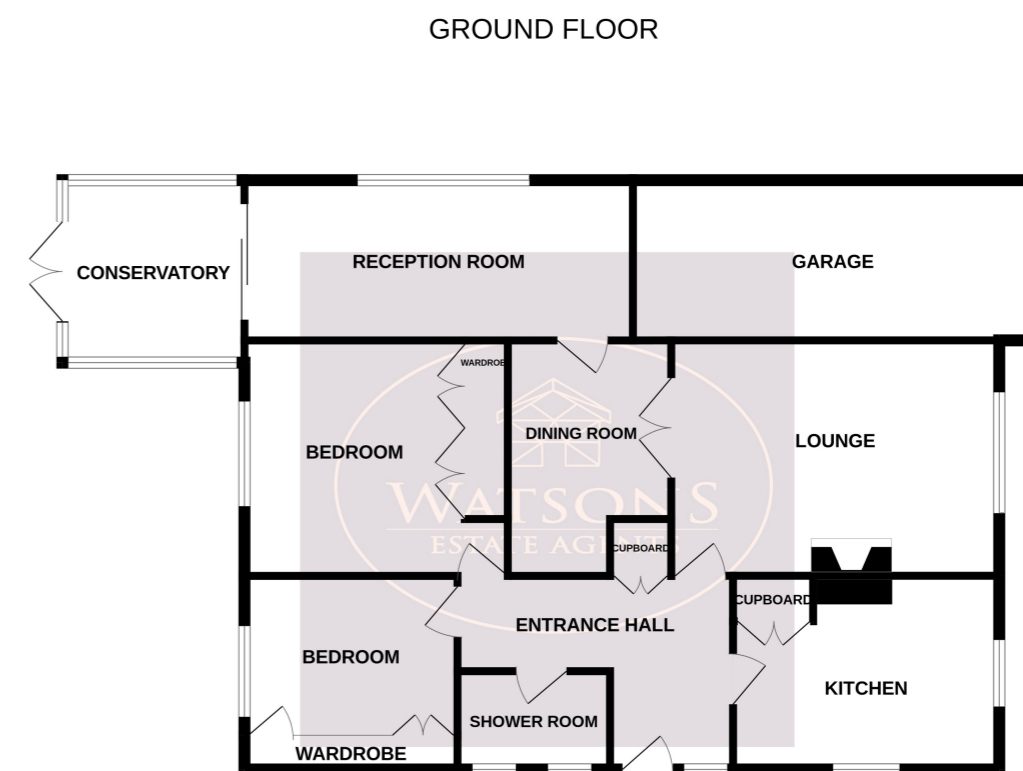
4.02m x 2.92m (13' 2" x 9' 7") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Plumbing for washing machine, space for cooker, radiator, uPVC double glazed window to the front.

Dining Room

3.82m x 2.47m (12' 6" x 8' 1") Radiator, and door to the reception room.

Reception Room

5.88m x 2.43m (19' 3" x 8' 0") Radiator, feature wooden cladding and feature exposed brick wall. Door to the conservatory.



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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Conservatory

2.75m x 2.74m (9' 0" x 9' 0") Brick & uPVC double glazed construction and French doors to the rear garden.

Bedroom 1

3.99m x 3.65m (13' 1" x 12' 0") UPVC double glazed window to the rear, wardrobe and radiator.

Bedroom 2

3.22m x 2.77m (10' 7" x 9' 1") UPVC double glazed window to the rear, wardrobe and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and walk in shower. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the side.

Outside

To the front of the property are plum slate beds. A tarmac driveway provides off road parking and leads to the single garage with up & over door and power. The South West facing rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs and is enclosed by timber fencing to the perimeter with gated access to the side.