

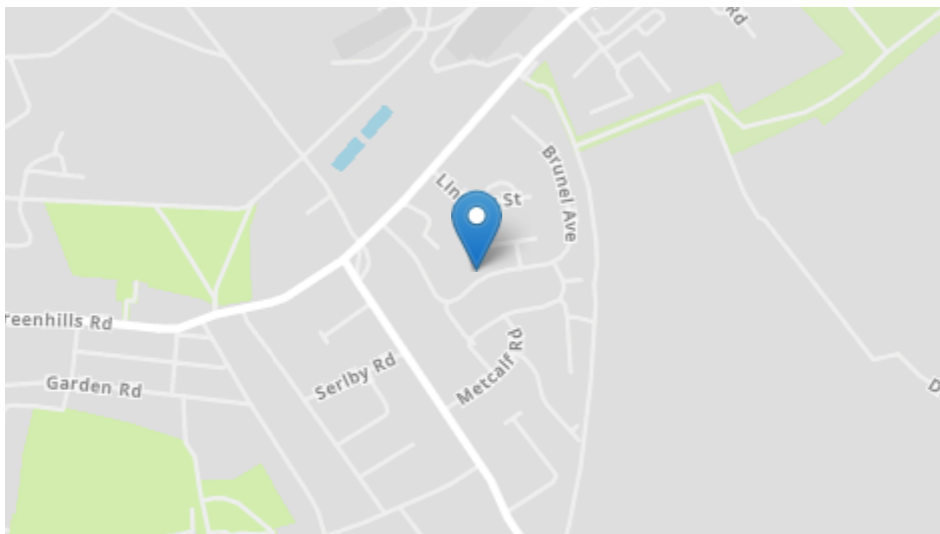
Brunel Avenue, Newthorpe, Nottingham, NG16 3NH

Guide Price £210,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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 - 26267997

Our Seller says....

- Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Off Road Parking
- Low Maintenance Rear Garden
- Popular Residential Location
- Short Drive To Eastwood Town Centre
- Ease of Access To A610

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

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 8am-8pm - 7days



*** AN EXCELLENT CHOICE FOR FAMILIES *** GUIDE PRICE £210,000 - £220,000 *** This 3 bedroom detached home is located on popular residential development in Newthorpe and would suit both first time buyers and young families alike. The garage has been converted to provide a separate dining room directly off the kitchen, whilst the spacious lounge has French doors leading out the the rear garden. On the first floor, the landing leads to the a bathroom and three bedroom - two of which are double. Outside, the rear garden has a patio area, turfed lawn and decking area, making this a relatively low maintenance outdoor space. To the front of the property a driveway provides off road parking for 2 cars. For more information, or to book your viewing, call our team. The property is located just a short drive from the shops, amenities & transport links of Eastwood Town Centre and for buyers with four legged friends - Colliers Wood is just a short walk away. To book your viewing appointment, call Watsons on 01159385577, 8am - 8pm, 7 days.

Ground Floor

Entrance Hall

Entrance door to the side, stairs to the first floor, radiator and doors to the lounge & kitchen.

Lounge

5.13m x 3.64m (16' 10" x 11' 11") UPVC double glazed window to the rear, radiator, wood effect laminate flooring and uPVC double glazed French doors leading to the rear garden.

Dining Room

3.15m x 2.32m (10' 4" x 7' 7") UPVC double glazed window to the front, radiator, wood effect laminate flooring and storage cupboard.

Breakfast Kitchen

3.13m x 2.62m (10' 3" x 8' 7") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated appliances to include: double electric oven & 5 ring gas hob with extractor over and fridge. UPVC double glazed window to the front, radiator and door to the dining room.

First Floor

Landing

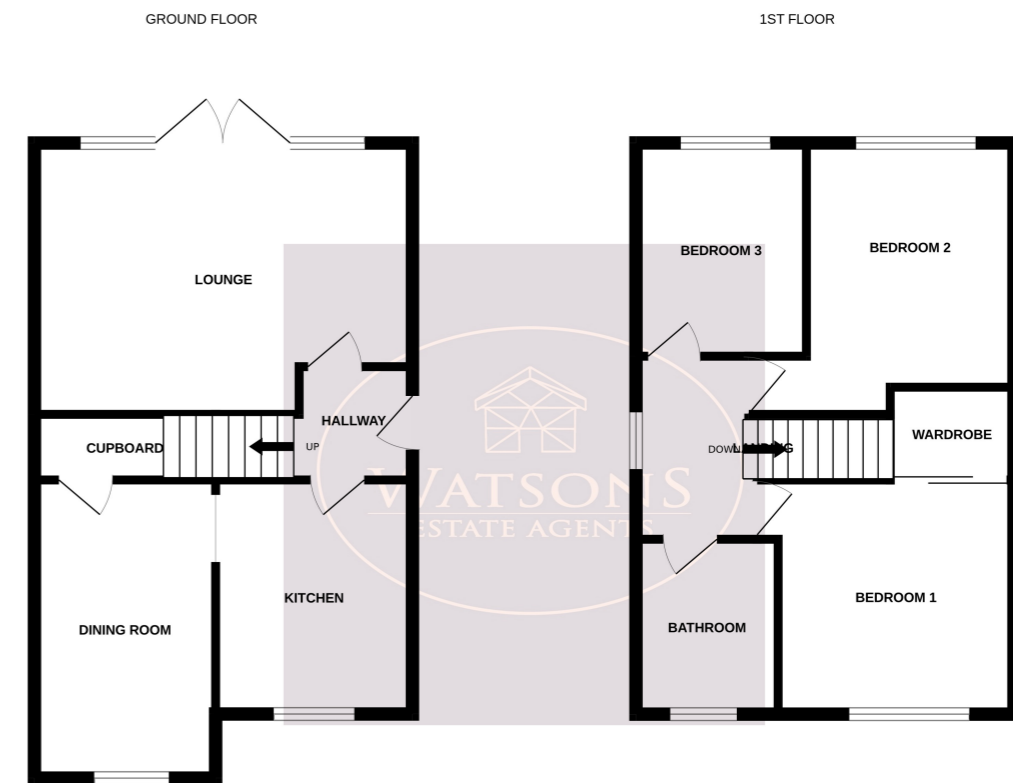
Obscured uPVC double glazed window to the side, access to the attic and doors to all bedroom and bathroom.

Bedroom 1

3.17m x 2.99m (10' 5" x 9' 10") UPVC double glazed window to the front, fitted wardrobe, radiator and ceiling spotlights.

Bedroom 3

2.85m x 2.27m (9' 4" x 7' 5") UPVC double glazed window to the rear 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 3

3.25m x 2.89m (10' 8" x 9' 6") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath with shower over. Chrome heated towel rail, extractor fan, ceiling spotlights and obscured uPVC double glazed window to the front.

Outside

To the front of the property, a tarmac driveway provides ample off road parking. The low maintenance rear garden comprises a paved patio, timber decking seating area, plum slate bed, a lawned garden and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.