

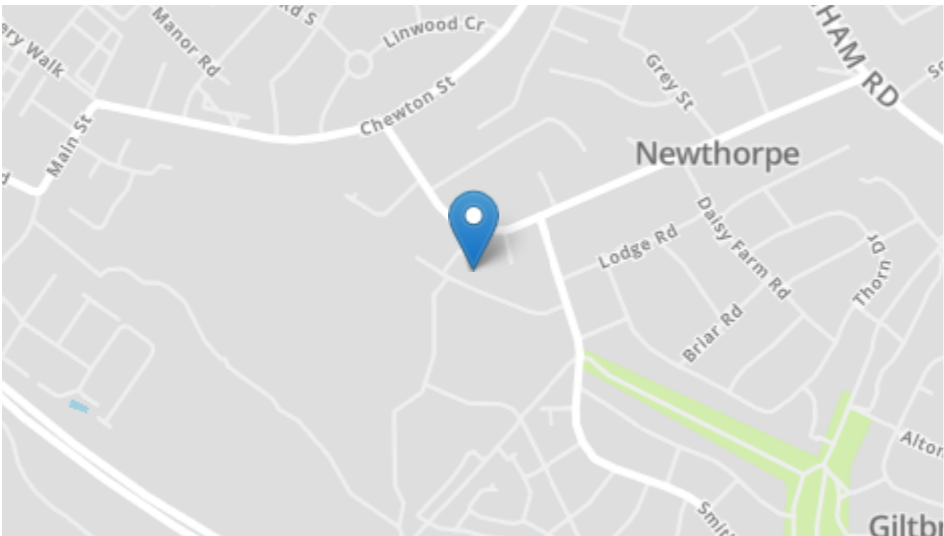
Commons Close, Newthorpe, NG16 2BU

Offers Over £270,000



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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		
	58	78
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Detached Bungalow
- Three Double Bedrooms
- No Upward Chain
- Light & Airy Lounge
- Spacious Dining Kitchen
- Modern Three Piece Shower Room
- Conservatory & Garden Room
- Enclosed 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 - 28897016

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



*** COME HOME TO COMMONS CLOSE! *** NO CHAIN *** Occupying a generous corner plot at the head of this popular cul-de-sac is this charming 3 BEDROOM bungalow which boasts ample and flexible living space which comprises of an entrance hallway, living room, dining kitchen, 3 bedrooms, shower room, conservatory and garden room and access to the garage from inside the bungalow. Outside there are established gardens to front, side and rear and a private driveway to the front. A great home for those wishing to put their own stamp on their forever home, this property is located very conveniently for many amenities and is only a short drive from Eastwood town centre, Giltbrook retail park and road links for the A610 and M1. Call our sales team today to book your viewing!

Entrance Hall

UPVC entrance door, radiator access to attic, and door to all rooms.

Lounge

4.72m x 3.32m (15' 6" x 10' 11") Laminate wood flooring, radiator, feature fireplace with inset electric fire and sliding patio doors to the conservatory.

Conservatory

3.50m x 1.60m (11' 6" x 5' 3") UPVC double glazed windows to the front and sides, laminate wood flooring and uPVC door to the rear garden.

Dining Kitchen

3.71m x 3.40m (12' 2" x 11' 2") A range of matching wall and base units with worksurfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances including electric oven, microwave and gas hob with extractor fan over, plumbing for washing machine, dishwasher and space for fridge freezer. UPVC double glazed window to the rear, vinyl flooring, partially tiled walls, door to the rear garden and French doors to the garden room.

Garden Room

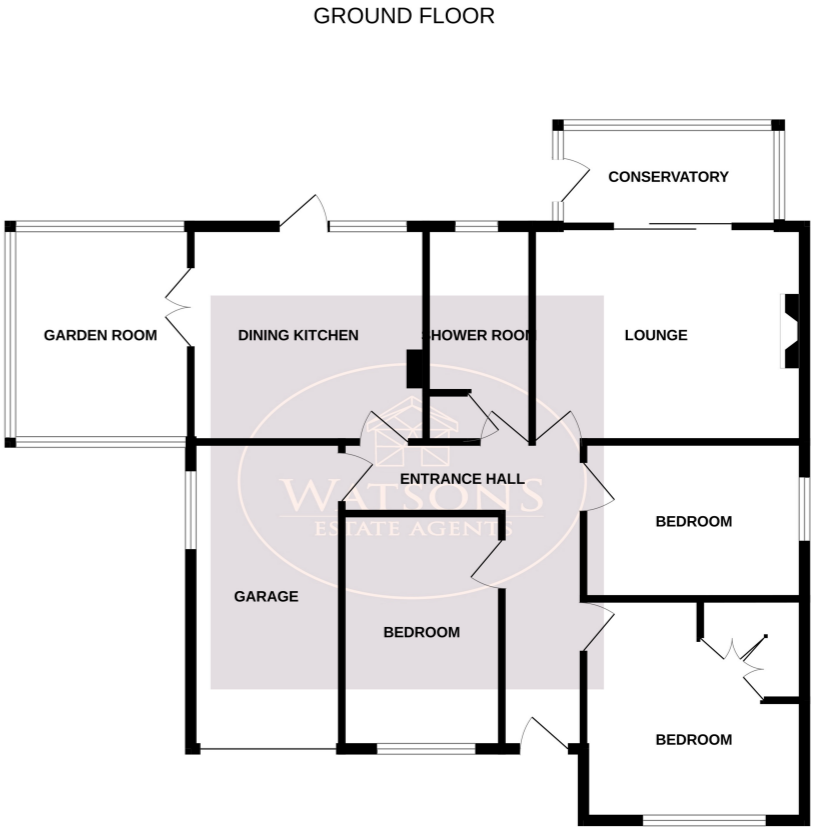
3.32m x 2.41m (10' 11" x 7' 11") UPVC double glazed windows to the front and sides, laminate wood flooring and Polycarbonate roofing.

Bedroom 1

3.50m x 3.49m (11' 6" x 11' 5") UPVC double glazed window to the front, fitted storage and radiator.

Bedroom 2

3.69m x 2.65m (12' 1" x 8' 8") UPVC double glazed window to the front and radiator.



While 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

3.48m x 2.44m (11' 5" x 8' 0") UPVC double glazed window to the side and radiator.

Shower Room

White three piece suite comprising wc, pedestal sink and electric fed cubicle shower. Obscured uPVC double glazed window to the rear, chrome heated towel rail and airing cupboard housing hot water tank, tiled flooring and tiled walls.

Garage

4.83m x 2.41m (15' 10" x 7' 11")

Garden

To the front of the property is a tarmacadam driveway leading to the garage, with a well maintained turfed lawn to the side with a range of plants and shrubbery and stone pathway giving access to stone steps leading to the entrance door. The rear garden features a paved patio area with varying flower beds with an array of plants and shrubbery, wrapping around the property and leading to a turfed lawn area with further flower beds and a timber gate leading to the driveway, the garden is palisaded by a mixture of timber fencing and well established hedges.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information: the gas central heating is located in the kitchen, it will be around 30 years old.