

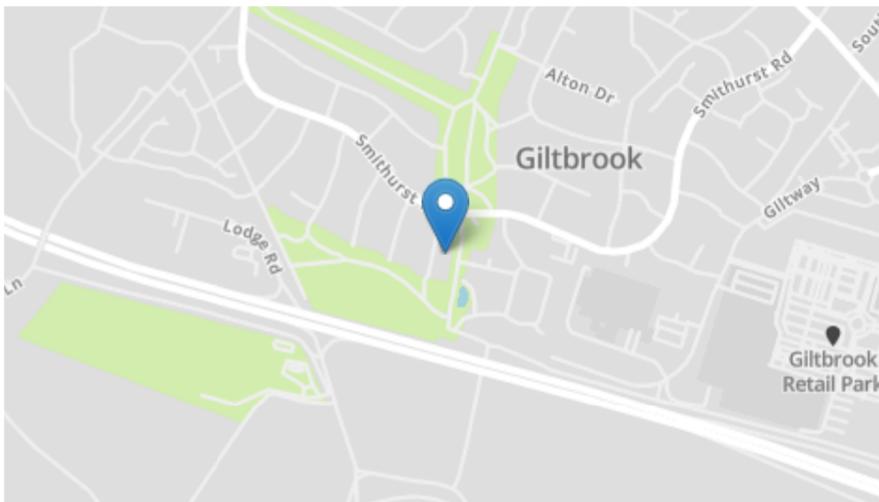
Weightman Drive, Giltbrook, NG16 2UQ

£260,000



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want to view?  
Call us on 0115 938 5577  
Our lines are open 8am - 8pm  
7 Days a week  
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mail@watsons-residential.co.uk  
Ref - 29948515

- Detached Family Home
- 3 Bedrooms
- Generous Lounge Diner
- Off Road Parking & Garage
- Low Maintenance West Facing Rear Garden
- Cul De Sac Location
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- No Upward Chain

Our Seller says....

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.



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\*\*\* VIEWING RECOMMENDED \*\*\* Welcome to this 3 bed detached home nestled in the heart of Giltbrook - with NO UPWARD CHAIN, it represents a fantastic opportunity to secure a delightful home in a sought-after neighbourhood, ideal for small families & first-time buyers. The recently refurbished accommodation comprises in brief: entrance hall, open plan dining kitchen, upstairs landing to the 3 bedrooms and family bathroom. Outside, the west-facing rear garden is fairly low maintenance and a blank canvas for the buyer to adapt to personal preference, whilst the driveway to the front provides good off street parking.

Giltbrook is a vibrant and friendly community in which residents enjoy easy access to a variety of shops & transport links, as well as green spaces and walks which are perfect for dog owners. Families will also appreciate the favoured school catchments, while the local leisure centre provides plenty of options for active lifestyles. Call us now on 01159385577 (option 1) to arrange a viewing.

## Ground Floor

### Entrance Hall

UPVC double glazed entrance door to the front, radiator, stairs to the first floor and door to the lounge diner.

### Lounge Diner

7.05m x 3.84m (2.54m min) (23' 2" x 12' 7") UPVC double glazed bay window to the front, 2 radiators and French doors to the rear garden. Door to the dining kitchen.

### Dining Kitchen

5.0m x 3.3m (16' 5" x 10' 10") A range of matching wall & base units. Solid wooden work surfaces incorporating an inset Belfast sink. Integrated appliances to include: electric oven & 5 ring gas hob with extractor over, washing machine, dishwasher. Under stairs storage cupboard/pantry. UPVC double glazed window to the rear, radiator and French doors to the rear garden.

## First Floor

### Landing

UPVC double glazed window to the side, built in storage cupboard, access to the attic and doors to all bedrooms and bathroom.

### Bedroom 1

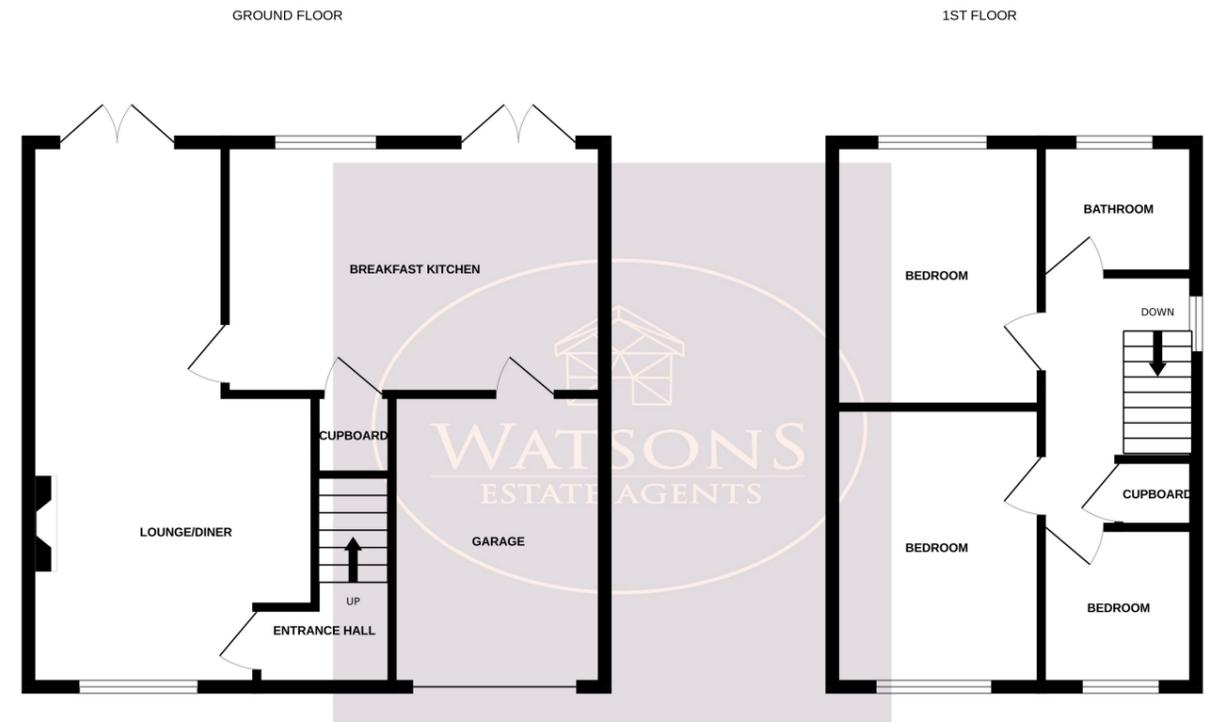
3.58m x 2.69m (11' 9" x 8' 10") UPVC double glazed window to the front and radiator.

### Bedroom 2

3.53m x 2.69m (11' 7" x 8' 10") UPVC double glazed window to the rear and radiator.

### Bedroom 3

2.01m x 2.0m (6' 7" x 6' 7") UPVC double glazed window to the front 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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### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Obscured uPVC double glazed window to the rear and radiator.

### Outside

To the front of the property is a turfed lawn. Running alongside the property a concrete and gravel driveway provides off road parking leading to the garage measuring 4.03m x 2.71m with up & over door, power and housing the combination boiler. The West facing, low maintenance rear garden comprises a paved patio seating area, turfed lawn and is enclosed by timber fencing to the perimeter with gated access to the side.

### Agents Note

The seller has provides us with the following information: the boiler is located in in the garage.