

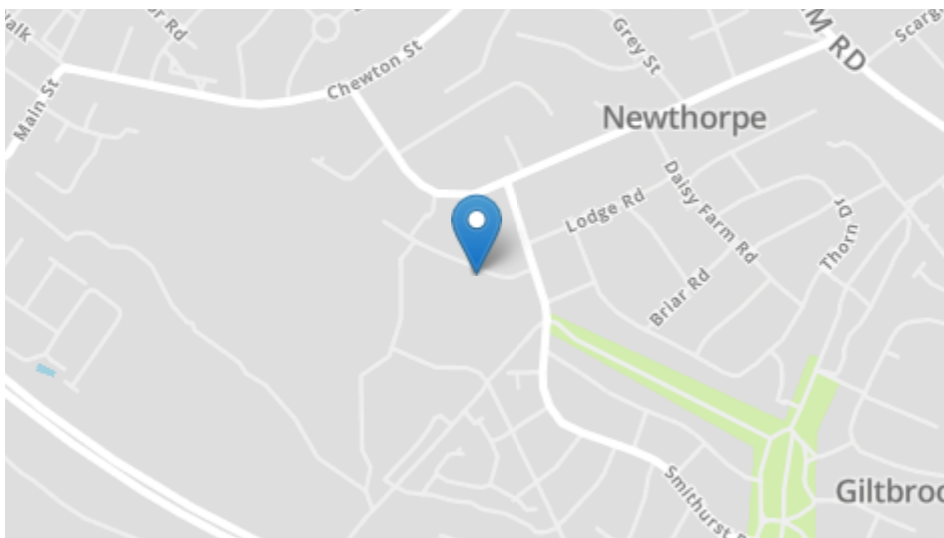
Commons Close, Newthorpe, NG16 2BU

Guide Price £325,000



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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			
		61	83
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Bungalow
- 4 Double Bedrooms
- Generous Lounge
- Dining Kitchen
- En Suite & Family Bathroom
- Driveway & Garage
- Private South Facing Garden with Views
- Popular Cul De Sac Location
- Excellent Road & Public Transport Links

Our Seller says....

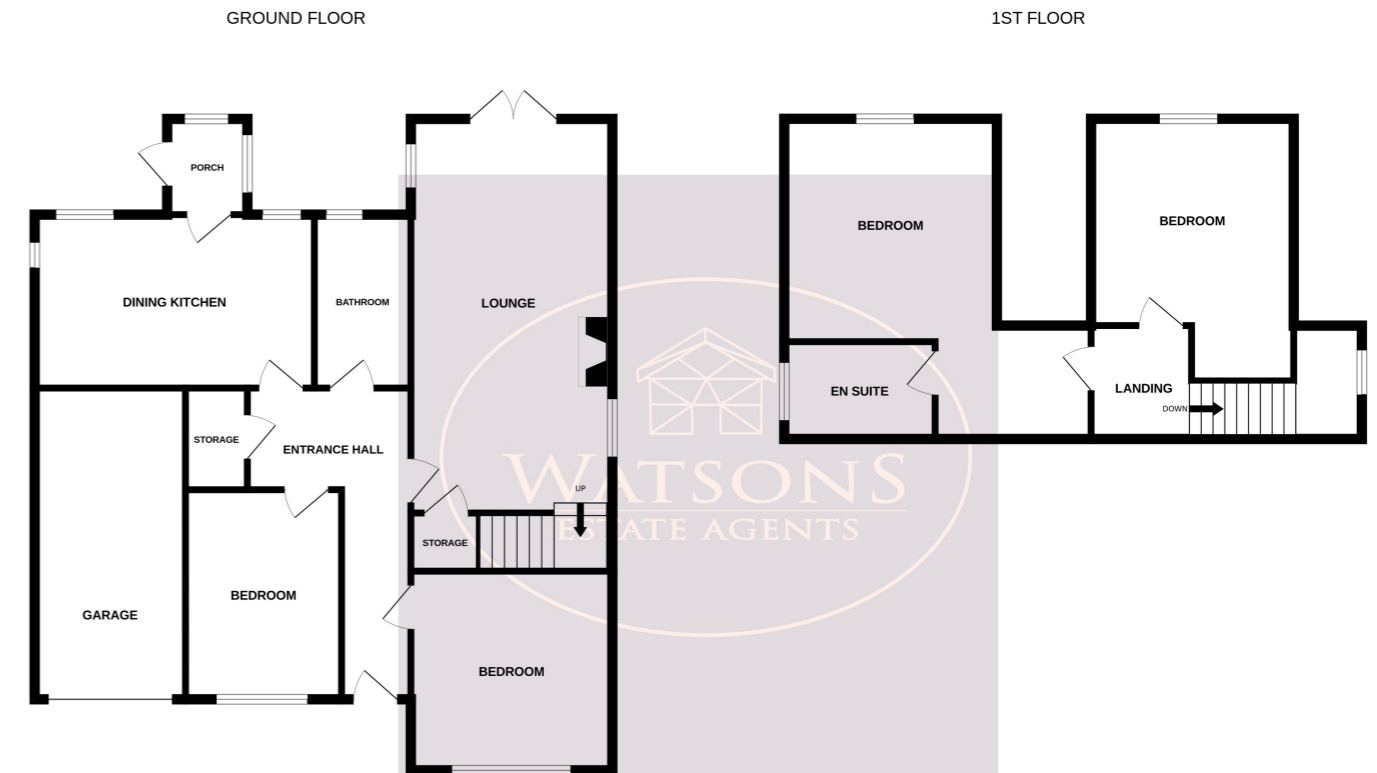
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 28126828

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



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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*** GUIDE PRICE £325,000 - £350,000 *** ** A FOREVER HOME THAT OFFERS MORE! ** Whether you are a family or just looking to future proof, this EXTENDED detached home in Newthorpe could be for you. Not only does it occupy a prime plot with open views on a desirable cul-de-sac, the extensive accommodation provides versatile accommodation over 2 floors including 4 DOUBLE bedrooms. In brief, comprises: entrance hall, lounge, dining kitchen and bedrooms 2 & 4 completing the ground floor with the main bathroom. Upstairs, you will find a further 2 double bedrooms, one of which has en suite facilities for convenience. Outside, the garden does not disappoint- with a well maintained generous lawn and open views beyond, this is perfect space for families and those looking for a quiet life. The excellent location, whilst quiet, gives easy access to a wide range of amenities including favoured schools and transport links, making this a fantastic long term purchase. We would really advise viewing this one in person to appreciate the space and the setting. Call us now!

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator, built in storage cupboard, doors to the lounge, dining kitchen, bathroom and bedrooms 2 & 4.

Lounge

6.6m x 3.51m (21' 8" x 11' 6") UPVC double glazed windows to the side, 2 radiators, real flame gas fire, under stairs storage cupboard and stairs to the first floor.

Dining Kitchen

4.87m x 3.02m (16' 0" x 9' 11") A range of matching wall & base units with work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances including fridge freezer, electric oven and hob with extractor over. UPVC double glazed windows to the rear and side, radiator, ceiling spotlights and wooden door to the rear porch.

Rear Porch

Brick & uPVC construction, wooden door to the dining kitchen and uPVC double glazed door to the rear garden.

Bathroom

White 4 piece suite comprising wc, pedestal sink, panelled bath and shower cubicle with mains fed shower. Radiator, ceiling spotlights and obscured uPVC double glazed window to the rear.

Bedroom 2

3.66m x 3.5m (12' 0" x 11' 6") UPVC double glazed window to the front, ceiling spotlights and radiator.

Bedroom 4

3.72m x 2.79m (12' 2" x 9' 2") UPVC double glazed window to the front, radiator and ceiling spotlights.

First Floor

Landing

UPVC double glazed window to the side, doors to bedrooms 1 & 3.

Bedroom 1

3.48m x 3.16m < 5.7m (11' 5" x 10' 4" < 18' 8") UPVC double glazed window to the rear, radiator, ceiling spotlights and door to the en suite.

En Suite

White 3 piece suite comprising wc, pedestal sink and panelled bath. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the side.

Bedroom 3

3.66m x 3m (12' 0" x 9' 10") UPVC double glazed window to the rear, radiator and ceiling spotlights.

Outside

To the front of the property is a brick paved driveway with space for multiple vehicles leading alongside to the garage fitted with power and up & over door. The landscaped rear garden is enclosed by timber fences to the perimeter with gated access to the side and comprises; paved patio, turfed lawn, timber shed, external tap and flower bed borders with a range of plants & shrubs.