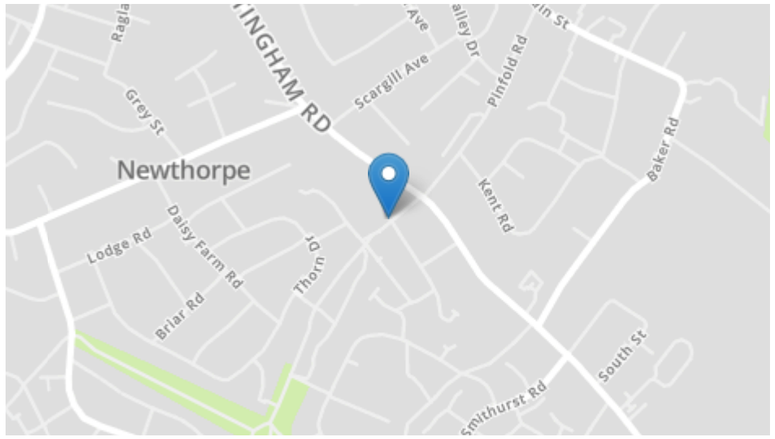
Portland Road, Giltbrook, NG16 2FS

Guide Price £250,000



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 - 29412577

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- Extended Semi Detached Family Home
- 3 Bedrooms
- 2 Reception rooms
- Conservatory
- Private Rear Garden
- Driveway
- Walking Distance to Amenities
- Excellent Road & Public Transport Links

Our Seller says....
"A much loved and cared for family home for many years. A lovely quiet cul de sac and perfect neighbours".

40 Main Street, Kimberley, NG16 2LY
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*** GUIDE PRICE £250,000 - £260,000 *** STYLE AND CONVENIENCE *** Ideally located in a cul-de-sac position in Giltbrook, close to fantastic amenities and transport links is this wonderful, extended three bedroom semi-detached property. Features include two reception rooms, a conservatory, and private rear garden. Briefly comprising; storm porch, entrance hallway, lounge, dining room, conservatory, kitchen. To the first floor, three bedrooms and bathroom. Outside, driveway to the front providing off road parking, and private garden to the rear. Nearby amenities include the Giltbrook retail park, favoured schools, and the surrounding towns of Eastwood and Kimberley. Nearby transport links include excellent road links with the A610 providing easy access to the city, along with regular bus routes. Contact Watsons to arrange a viewing.

Ground Floor

Porch

Composite entrance door to the entrance hall

Entrance Hall

Radiator, stairs to the first floor, pantry with uPVC double glazed window to the side and doors to the lounge and kitchen.

Lounge

3.9m x 3.54m (12' 10" x 11' 7") UPVC double glazed bay window to the front, radiator. Built in book cases in both alcoves.

Dining Room

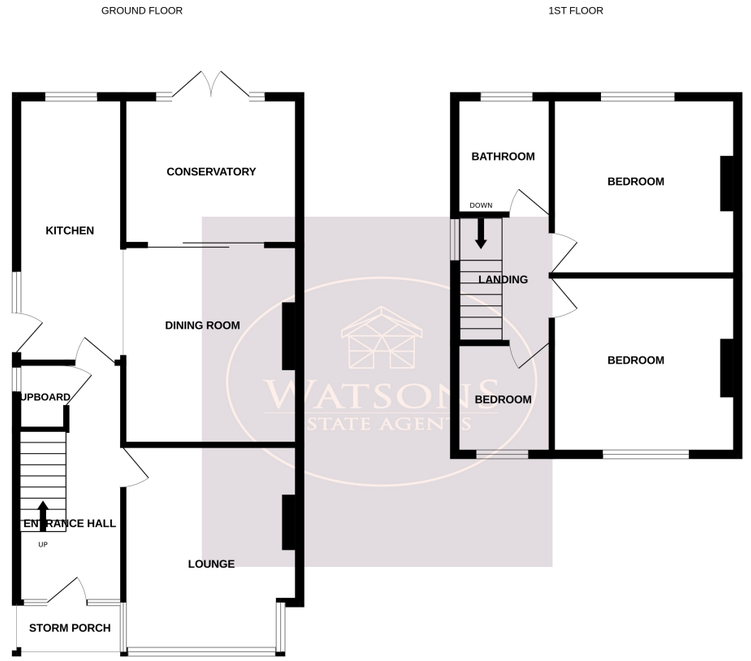
3.82m x 3.41m (12' 6" x 11' 2") Radiator, oak bookshelves and computer desk in alcoves, sliding patio doors to the conservatory and open to the kitchen.

Kitchen

5.15m x 2.02m (16' 11" x 6' 8") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Space for cooker with extractor over, plumbing for dishwasher. Heated towel rail, wood effect laminate flooring, uPVC double glazed windows to the rear & side and door to the side leading to the rear garden.

Conservatory

3.03m x 2.99m (9' 11" x 9' 10") Brick & uPVC double glazed construction, a range of matching wall & base units, wood effect laminate flooring, plumbing for washing machine and French doors to the rear garden.



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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First Floor

Landing

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

Bedroom 1

3.53m x 3.48m (11' 7" x 11' 5") UPVC double glazed window to the front and radiator.

Bedroom 2

3.5m x 3.36m (11' 6" x 11' 0") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.14m x 1.96m (7' 0" x 6' 5") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit & P shaped bath with mains fed shower over. Obscured uPVC double glazed window to the rear, chrome heated towel rail, airing cupboard housing the combination boiler and wood effect laminate flooring.

Outside

To the front of the property is a turfed lawn and electric car charging point. A resin driveway provides ample off road parking leading to double wrought iron gates. The garden is enclosed by hedge and timber fencing to the perimeter. The rear garden offers a good level of privacy and comprises a paved patio seating area, turfed lawn, raised flower bed borders with a range of plants & shrubs, metal shed and is enclosed by hedge and timber fencing to the perimeter.