

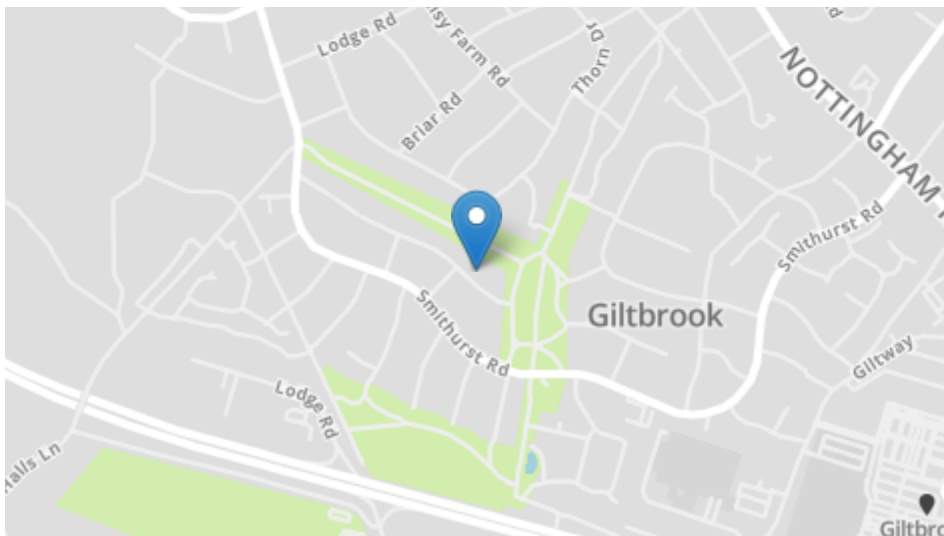
Holmewood Drive, Giltbrook, NG16 2UG

Offers in Region of £385,000

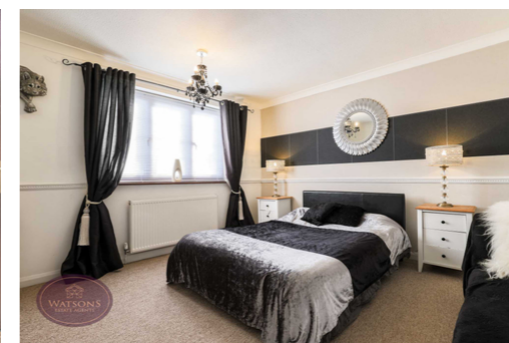
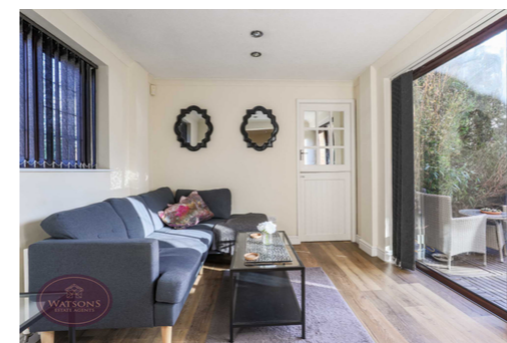


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Extended Detached House
- 4 Bedrooms
- 2 Reception Rooms & Snug
- Open Plan Dining Kitchen
- Downstairs WC & Utility Room
- 2 Driveways & Garage
- Corner Plot
- 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 - 26754910

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



*** FANTASTIC FAMILY HOME *** Located in a quiet cul-de-sac, we're confident this modern detached will tick the boxes for families looking for a long term home, with the added bonus of a heated swimming pool! The property is beautifully presented and is highly recommended to be viewed internally to fully appreciate the size and composition on offer. The property in brief comprises to the ground floor; entrance hall, w/c, lounge with bay window, snug, fitted kitchen, dining room and utility room. To the first floor a landing giving access to four generous bedrooms, three of which are double in size and a four piece family bathroom suite. To the outside a front garden with driveway providing off road parking and a further driveway leading to the garage and gated access garden. To the rear an enclosed garden with decking, lawn and heated swimming pool. The property is conveniently located within half a mile of a wide range of amenities including convenience stores, cafes and public services. More shopping facilities can be found at Giltbrook Retail Park, Eastwood and Kimberley Town Centres both just a short drive away. Public transport links are excellent with bus stops just a few minutes walk away and including routes to Nottingham City Centre amongst other destinations. Key roads include the A610, which leads to Junction 26 of the M1.

Ground Floor

Entrance Hall

Entrance door to the front, uPVC double glazed window to the front, radiator, stairs to the first floor, wood effect laminate flooring and doors to the lounge, kitchen diner, downstairs WC and snug.

WC

WC, vanity sink unit, chrome heated towel rail and obscured uPVC double glazed window to the side.

Lounge

6.45m x 3.61m (21' 2" x 11' 10") UPVC double glazed bay window to the front, radiator, wood effect laminate flooring and uPVC double glazed patio doors to the rear.

Kitchen Area

3.61m x 2.73m (11' 10" x 8' 11") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over and dishwasher. UPVC double glazed window to the side, wood effect laminate flooring, ceiling spotlights and door to the utility room. Open to the dining area.

Dining Area

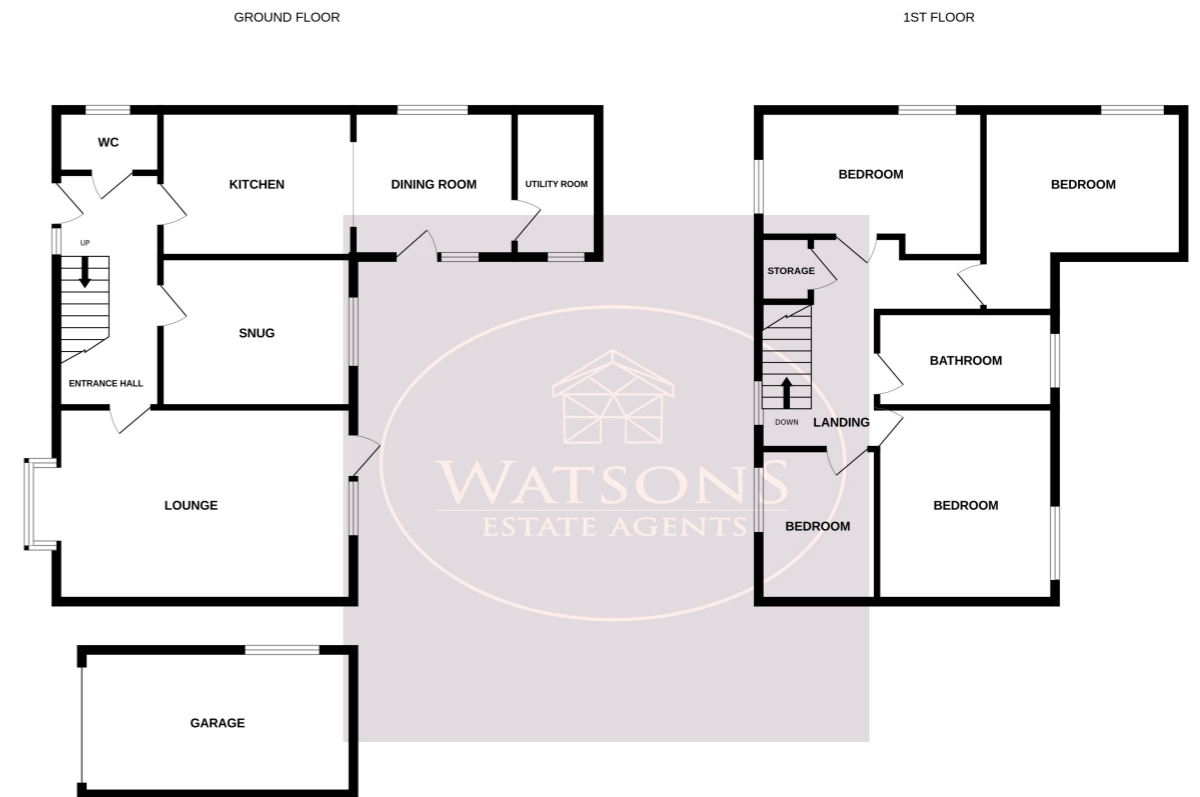
3.64m x 2.77m (11' 11" x 9' 1") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

Utility Room

2.8m x 1.4m (9' 2" x 4' 7") A range of matching wall & base units, extractor fan, plumbing for washing machine, Baxi combination boiler, wood effect laminate flooring and uPVC double glazed window to the side.

Snug

2.81m x 2.81m (9' 3" x 9' 3") UPVC double glazed window to the side 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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First Floor

Landing

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

Bedroom 1

3.66m x 3.65m (12' 0" x 12' 0") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.75m x 2.82m (3.8m max) (12' 4" x 9' 3") UPVC double glazed window to the side and radiator.

Bedroom 3

4.24m x 2.82m (13' 11" x 9' 3") UPVC double glazed window to the front & side and radiator.

Bedroom 4

2.74m x 1.83m (9' 0" x 6' 0") UPVC double glazed window to the front and radiator.

Bathroom

3.62m x 1.76m (11' 11" x 5' 9") 4 piece suite in white comprising WC, pedestal sink unit, corner bath and shower cubicle. Obscured uPVC double glazed window to the rear and radiator.

Outside

To the front of the property is a turfed lawn. Running alongside is a tarmac driveway providing ample off road parking. The the other side is a further tarmac driveway and a detached garage with up & over door and power. The rear garden offers a good level of privacy and comprises a block paved patio, timber decking seating area, raised flower bed borders with a range of plants & shrubs and heated swimming pool. The garden is enclosed by wall and hedge to the perimeter with gated access to the side.