

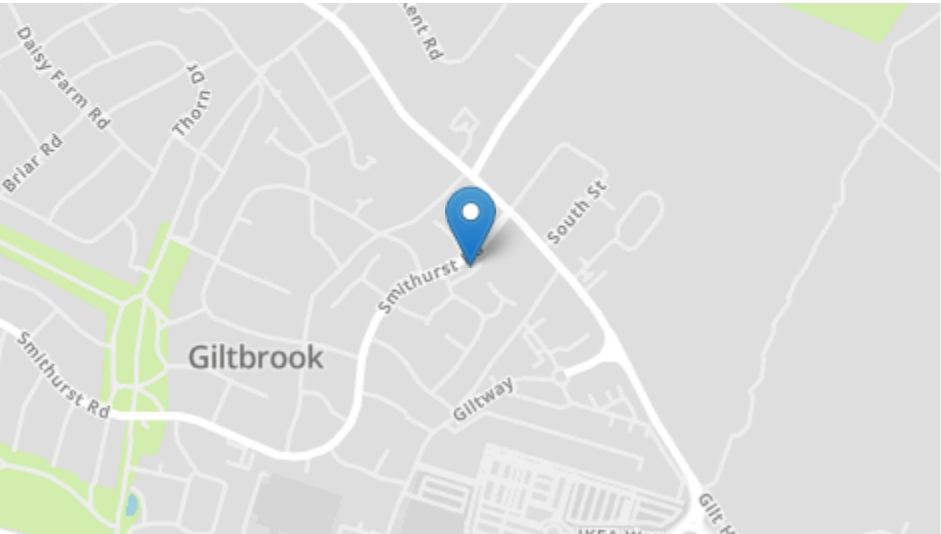
Azalea Court, Giltbrook, NG16 2UA

Guide Price £210,000



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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	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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 - 29275667

- Detached Family Home
- 3 Bedrooms
- Modern Dining Kitchen
- Generous Lounge
- Off Road Parking & Detached Garage
- End of Cul De Sac Position
- Excellent Road & Public Transport Links
- Popular Residential Location
- Well Presented Throughout

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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GUIDE PRICE £210,000 - £220,000 *** ** LOOKING FOR YOUR FIRST STEP ON THE LADDER IN A QUIET CUL-DE-SAC? *** Then this is the home for you! A well presented three bedroom detached home, with a generous living room, private rear garden, and separate garage, on the popular 'Smithurst' development in Giltbrook. Briefly comprising; entrance porch, living room, kitchen. To the first floor, three bedrooms and bathroom. Outside, off road parking and garage separate from the property, further off road parking space to the front, and a private garden to the rear. Ideally located in close proximity to a range of amenities, the Giltbrook retail park is nearby, along with the town of Eastwood, favoured schools, and excellent road and commuter links. Contact Watsons to arrange a viewing.

Ground Floor

Porch

Entrance door to the side, door to the lounge.

Lounge

4.65m x 4.2m (15' 3" x 13' 9") UPVC double glazed window to the front, wood effect laminate flooring, radiator, storage cupboard and stairs to the first floor. Open to the dining kitchen.

Dining Kitchen

4.63m x 2.66m (15' 2" x 8' 9") A range of matching high gloss wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height electric oven and hob with extractor over, fridge freezer, washing machine and dishwasher. Wood effect laminate flooring, radiator, uPVC double glazed window to the rear and French doors to the rear garden.

First Floor

Landing

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



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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Bedroom 1

3.78m x 2.78m (12' 5" x 9' 1") UPVC double glazed window to the front, radiator and storage cupboard.

Bedroom 2

3.18m x 2.84m (10' 5" x 9' 4") UPVC double glazed window to the rear, storage cupboard and radiator.

Bedroom 3

2.29m x 1.84m (7' 6" x 6' 0") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Chrome heated towel rail and obscured uPVC double glazed window to the rear.

Outside

To the front of the property are gravel beds. A tarmacadam driveway provides off road parking for 1 car. Adjacent to the property is a further parking space leading to the detached garage with up & over door. The low maintenance rear garden comprise a paved patio seating area and is enclosed by timber fencing to the perimeter.