

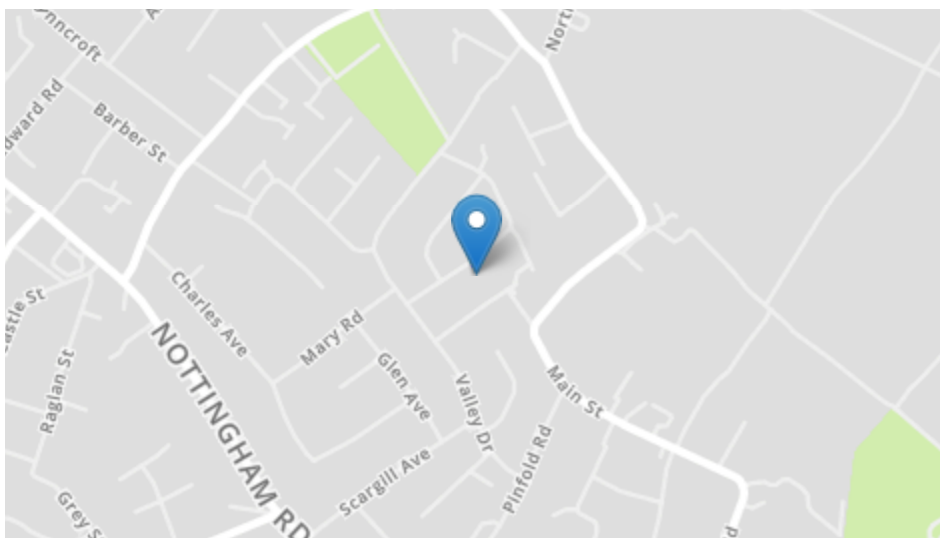
Heather Close, Newthorpe, NG16 2EP

£280,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Detached Bungalow
- 3 Bedrooms
- Spacious Lounge
- Recently Refitted Kitchen & Bathroom
- Driveway & Garage
- Low Maintenance Gardens
- Walking Distance To Amenities
- Viewing Advised

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 - 27934801

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



*** A MUST VIEW! *** Enjoy the quiet life with this spacious 3 bedroom detached bungalow on a popular road in Newthorpe. With a recently refitted kitchen & bathroom, garage and low maintenance gardens there is little to do, but move in and make it your own. A great choice for people looking to downsize. The accommodation in brief comprises: entrance hallway, lounge, recently refitted shaker style breakfast kitchen, 3 bedrooms and recently refitted modern bathroom. A generous driveway to the side leads to a single garage and gated access to the rear garden which is low maintenance and offers a good level of privacy. The front has a small lawn with flowerbed borders.. Call our sales team now to arrange your viewing.

Entrance

Entrance door to the side. Access to the attic (partly boarded with drop down ladder and power and housing the combination boiler), storage cupboard. Doors to bedrooms, bathroom, lounge & kitchen.

Lounge

4.87m x 3.13m (16' 0" x 10' 3") Lead lined uPVC double glazed window to the front, radiator.

Kitchen

3.39m x 3.3m (11' 1" x 10' 10") A range of matching wall & base units, work surfaces incorporating stainless steel sink unit and drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over, fridge freezer, washing machine and dishwasher. UPVC double glazed window to the side & front.

Bedroom 1

3.6m x 3.05m (11' 10" x 10' 0") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.45m x 2.85m (11' 4" x 9' 4") UPVC patio doors to the rear, radiator.

Bedroom 3

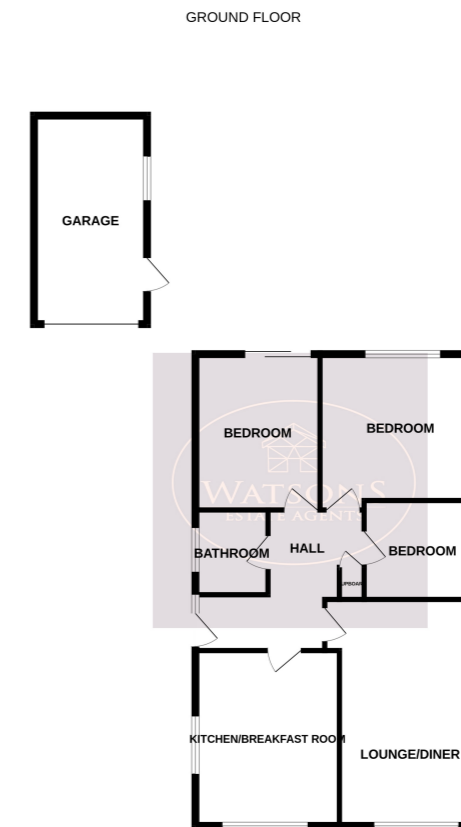
2.61m x 2.18m (8' 7" x 7' 2") UPVC double glazed window to the side and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink and bath with mains fed shower. Chrome heated towel rail and obscured uPVC double glazed window to the side.

Outside

To the rear of the property is a paved patio, flower bed borders with a range of plants & shrubs, circular lawn and timber shed. The garden is enclosed by timber fencing to the perimeter with side gated access to the driveway. To the front of the property there is a lawned garden and a tarmac driveway which runs alongside the property and leads to a single garage with up and over door.



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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