

HoldenCopley

PREPARE TO BE MOVED

Smithurst Road, Giltbrook, Nottinghamshire NG16 2UD

Guide Price £280,000 - £290,000

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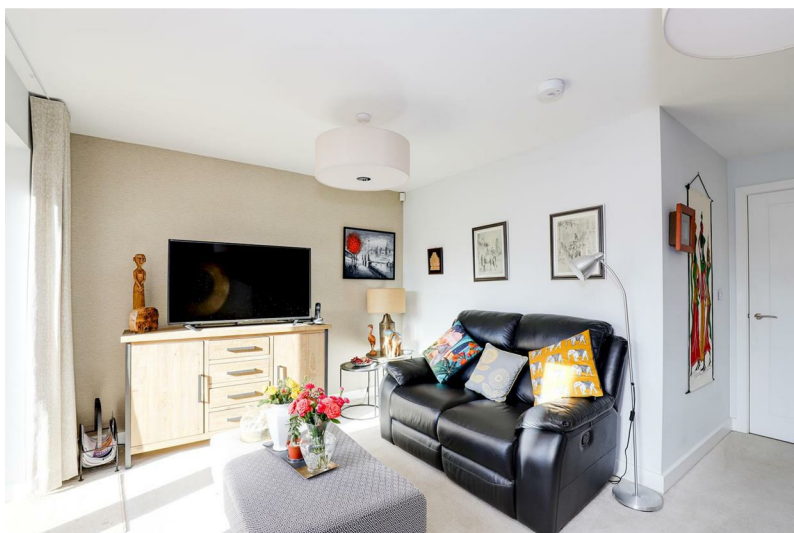


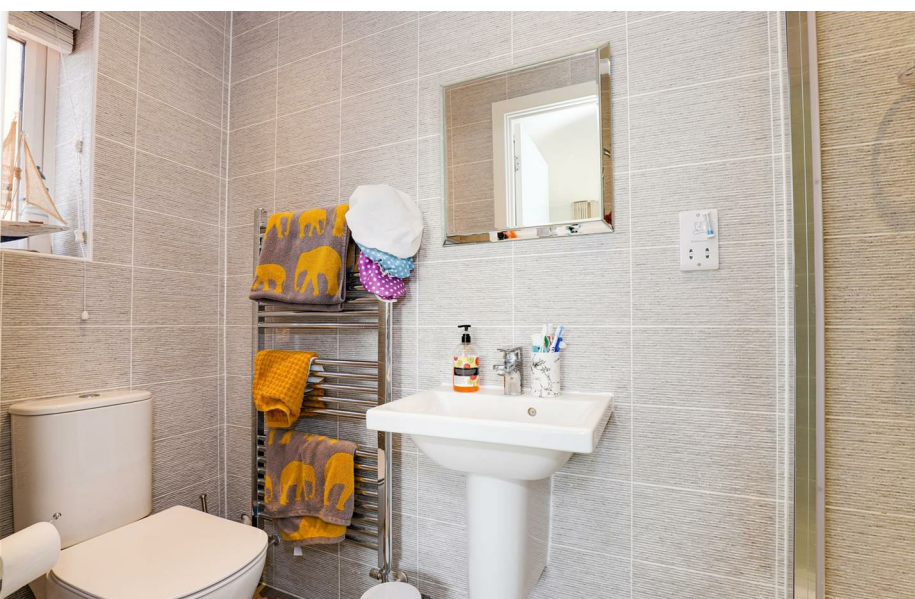
GUIDE PRICE: £280,000 - £290,000

WELL-PRESENTED FAMILY HOME...

This three bedroom detached house boasts spacious accommodation whilst being beautifully presented throughout, making it ready for you to drop your bags and move straight into. This property is situated in a quiet, residential location within reach of various local amenities, excellent schools and easy commuting links. To the ground floor is an entrance hall with a W/C, a fully integrated kitchen diner and a spacious living room with double French doors opening out to the rear patio. The first floor offers the main bedroom benefiting from fitted wardrobes and a fully tiled en-suite along with a further two good-sized bedrooms and a family bathroom suite. Outside to the front is a driveway with access into the garage, providing ample off road parking and to the rear is a very private south-facing garden featuring a versatile summer house.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Fully Integrated Kitchen Diner
- Spacious Living Room
- Ground Floor W/C & Two Bathrooms
- Security Alarm Fitted
- Private South-Facing Garden With Summer House
- Off Road Parking & Garage
- Multi-Zone Heating
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'5" x 10'11" (1.06m x 3.34m)

The entrance hall has laminate flooring, a radiator, carpeted stairs and a composite door providing access into the accommodation

W/C

This space has a low level dual flush W/C, a pedestal wash basin, a chrome heated towel rail, laminate flooring, tiled splashback, an extractor fan and a UPVC double glazed obscure window with a Roman blind to the front elevation

Kitchen Diner

15'11" x 8'5" (4.87m x 2.59m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with mixer taps and drainer, an integrated electric oven with a gas hob and extractor fan, an integrated dishwasher, an integrated fridge freezer, an integrated washer, space for a dining table, laminate flooring, a TV point, recessed spotlights, a radiator and a UPVC double glazed window to the front elevation

Living Room

16'0" x 10'0" (4.90m x 3.07m)

The living room has carpeted flooring, a SKY / internet & TV point, a radiator, an in-built cupboard, a UPVC double glazed window to the rear elevation and double French doors opening out to the rear garden

FIRST FLOOR

Landing

3'7" x 11'5" (1.10m x 3.48m)

The landing has carpeted flooring, a radiator, an in-built cupboard, access to the loft and provides access into the accommodation

Bedroom One

11'10" x 8'8" (3.62m x 2.66m)

The main bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, an in-built wardrobe, a TV point, a radiator and access into the en-suite

En-Suite

8'8" x 3'1" (2.64m x 0.94m)

The en-suite has a low level dual flush W/C, a wash basin, an electrical shaving point, a shower enclosure with a mains-fed shower and a bi-folding shower screen, a chrome heated towel rail, tiled flooring, fully tiled walls, recessed spotlights, an extractor fan and a UPVC double glazed obscure window with a Venetian blind to the side elevation

Bedroom Two

10'9" x 8'9" (3.28m x 2.67m)

The second bedroom has a UPVC double glazed window with a Roman blind to the front elevation, carpeted flooring and a radiator

Bedroom Three

7'0" x 7'11" (2.15m x 2.42m)

The third bedroom has a UPVC double glazed window with a Roman blind to the rear elevation, carpeted flooring and a radiator

Bathroom

7'0" x 5'6" (2.14m x 1.70m)

The bathroom has a low level dual flush W/C, a wall mounted wash basin, an electrical shaving point, a panelled bath with an overhead mains-fed shower and a shower screen, a chrome heated towel rail, tiled flooring, recessed spotlights, an extractor fan and a UPVC double glazed obscure window to the front elevation

OUTSIDE

Front

To the front of the property is a block paved driveway providing ample off road parking, access into the garage, outdoor lighting and ornamental plants and shrubs

Garage

The garage has a roller door

Rear

To the rear of the property is a private enclosed south-facing garden with a patio area, outdoor lighting, a range of decorative plants and shrubs, climbing rows, a decked seating area, a summer house and fence panelling

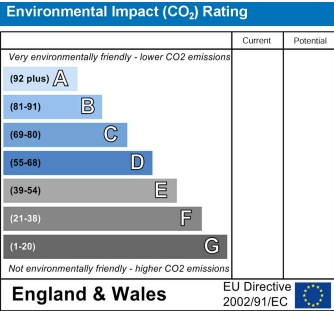
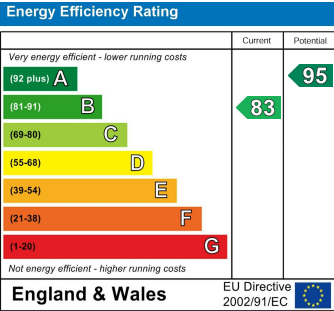
Summer House

The summer house has floor to ceiling wooden panelling, power points, lighting, windows with Venetian blinds

DISCLAIMER

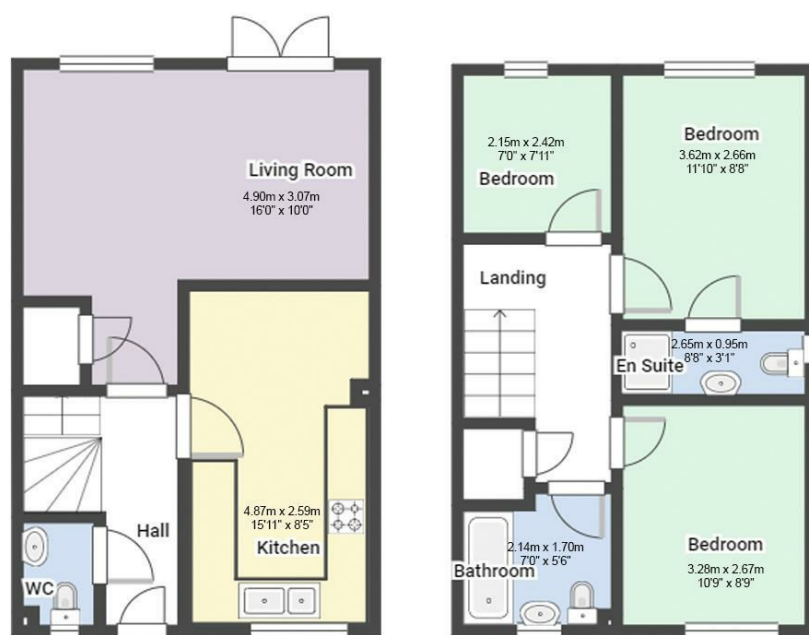
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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