

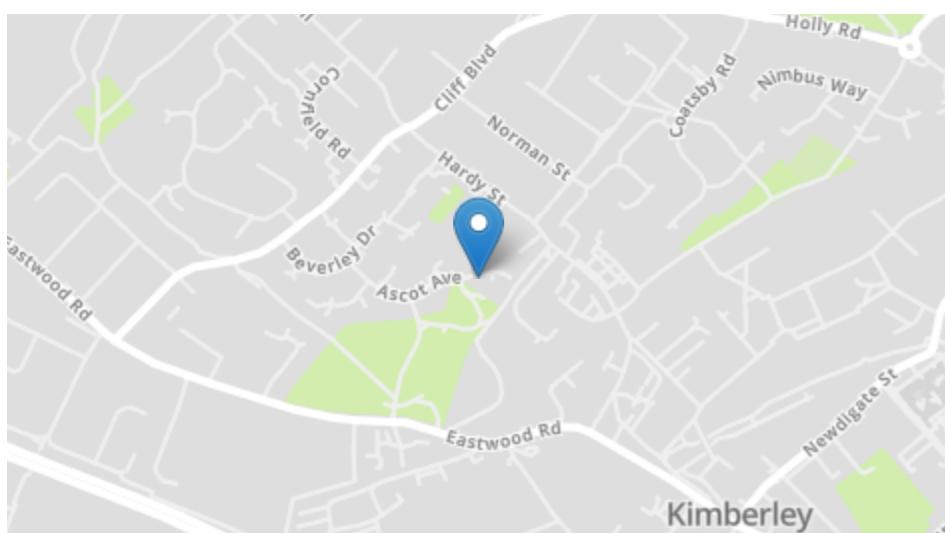
Ascot Avenue, Kimberley, NG16 2TU

Offers Over £350,000



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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 - 29744354

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

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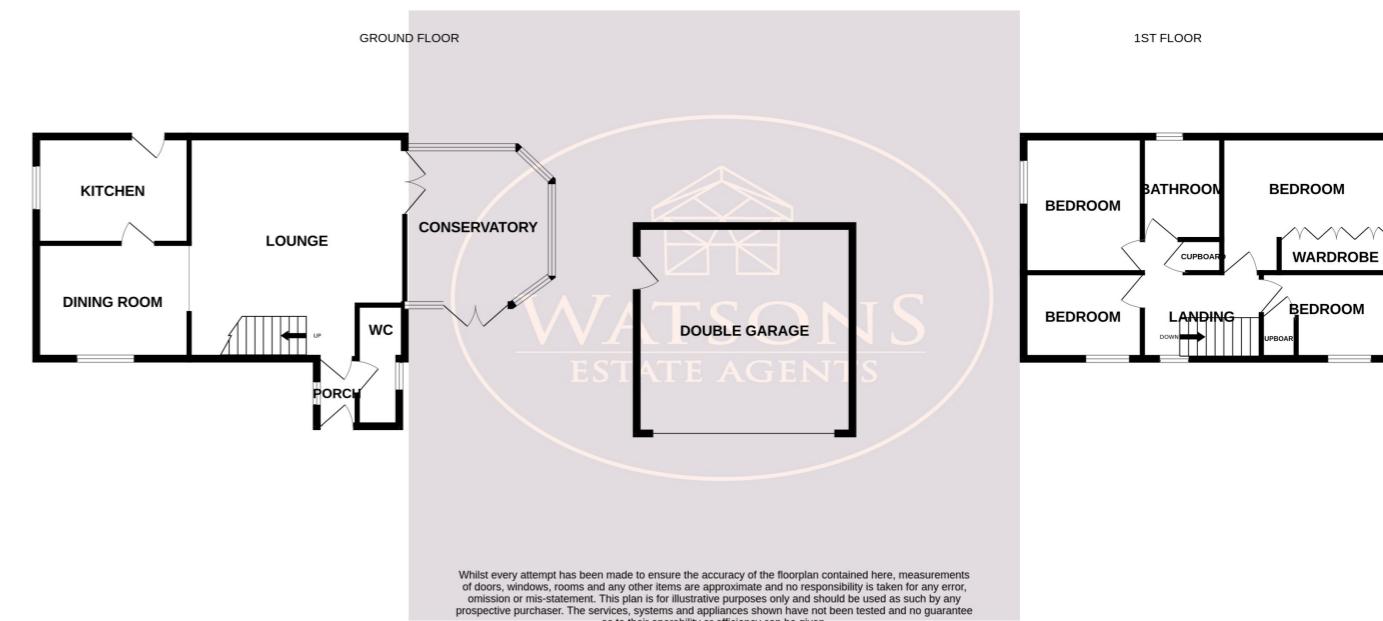
- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Downstairs WC
- Off Road Parking & Garage
- Corner Plot
- Private Rear Garden
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links

Our Seller says....





*** A HOME THAT'S FIRST PAST THE POST IN KIMBERLEY! *** This 4 bed detached home on Ascot Avenue comes with NO UPWARD CHAIN and is a clear front-runner for families looking to get ahead. The accommodation comprises in brief: entrance hall, downstairs wc, lounge, dining room, dining kitchen, conservatory, upstairs landing to the 4 bedrooms and family bathroom. The plot enjoys a high level of privacy and the conservatory is the perfect sanctuary to unwind after a stressful day. Outside, the beautifully maintained garden to the rear & side is modest in size to provide lovely surroundings without too much maintenance, whilst there is a detached double garage with driveway alongside. All the amenities of Kimberley Town Centre, including reputable schools, are nearby and Nottingham City Centre is within approx 30 minute commute. If you're looking to place your bets on a property that truly goes the distance, this Kimberley beauty is well worth a viewing. Don't rein your interest - CALL US ON 01159385577 (option 1) before it gallops off the market!



Ground Floor

Entrance Hall

Wooden entrance door to the front, solid wooden flooring and doors to the lounge and WC.

WC

Obscured uPVC double glazed window to the side, WC, vanity sink unit.

Lounge

5.25m x 4.76m (17' 3" x 15' 7") 2 radiators, stairs to the first floor, solid wooden flooring, French doors to the conservatory and open to the dining room.

Dining Room

3.47m x 2.7m (11' 5" x 8' 10") UPVC double glazed window to the side, radiator, solid wooden flooring and door to the kitchen.

Dining Kitchen

3.74m x 2.4m (12' 3" x 7' 10") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated waist height double electric oven & gas hob with extractor over. Plumbing for washing machine, integrated boiler, uPVC double glazed window to the rear, tiled flooring and wooden door to the side.

Conservatory

3.65m x 3.29m (12' 0" x 10' 10") Full height uPVC double glazed windows, polycarbonate roof, tiled flooring, radiator and French doors to the side.

First Floor

Landing

UPVC double glazed window to the front, airing cupboard housing the hot water tank, access to the attic and doors to all bedrooms and bathroom.

Bedroom 1

3.96m x 3.21m (13' 0" x 10' 6") UPVC double glazed window to the front, fitted wardrobes, radiator and solid wooden flooring.

Bedroom 2

3.22m x 2.84m (10' 7" x 9' 4") UPVC double glazed window to the front and radiator.

Bedroom 3

3.08m reducing to 2.08m x 1.94m (10' 1" x 6' 4") UPVC double glazed window to the side, radiator, built in wardrobe and solid wooden flooring.

Bedroom 4

2.69m x 2.0m (8' 10" x 6' 7") UPVC double glazed window to the front, radiator and solid wooden flooring.

Bathroom

4 piece suite in white comprising: concealed cistern WC, vanity sink unit, bath and corner shower with electric shower. Obscured uPVC double glazed window to the side and radiator.

Outside

To the front of the property is a turfed lawn and flower bed borders with a range of plants & shrub. A block paved driveway to the side of the property provides off road parking leading to the detached double garage measuring 5.59m x 5.47m with electric up & over door and power. The low maintenance rear garden comprises a paved patio seating area, artificial lawn, flower bed borders with a range of mature plants & shrubs, timber built shed and is enclosed by wall & timber fencing to the perimeter.

Agents Notes

The seller has provided us with the following information: the boiler is located in the kitchen.