

North Street, Kimberley, NG16 2PN

Offers Over £220,000



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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 - 28443713

- Extended Semi Detached
- 3 Bedrooms
- Two Reception Rooms
- Driveway & Detached Oversized Garage
- South Facing Garden
- Cul De Sac Location
- Favoured School Catchment
- Walking Distance From Kimberley Town Centre
- Ideal First Purchase

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.



40 Main Street, Kimberley, NG16 2LY  
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0115 938 5577  
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\*\*\* BEST OF BOTH WORLDS \*\*\* This 3 bed semi has been EXTENDED to provide additional space and sits on a quiet cul de sac within walking distance of Kimberley Town Centre, whilst also having beautiful countryside on the doorstep! The accommodation comprises; entrance hall, lounge, dining room opening into the kitchen, 3 bedrooms and bathroom. Outside, a driveway to the side of the property provides off street parking and leads to spacious detached garage and there is a private south facing garden to the rear. Whether you are a first time buyer, down-sizing, or just relocating, this home offers good space in a great location. Call us now to arrange a viewing.

## Ground Floor

### Entrance

UPVC double glazed entrance door, stairs to the first floor, radiator. Door to the lounge.

### Lounge

4.46m x 4.32m (max)(14' 8" x 14' 2") Real flame gas fire with fire place surround, exposed wooden flooring, uPVC double glazed window to the front, radiator. Door to the dining room.

### Dining Room

5.3m x 2.41m (17' 5" x 7' 11") Under stairs storage housing the combination boiler, exposed wooden flooring, uPVC double glazed window to the rear, radiator. Archway through to the kitchen.

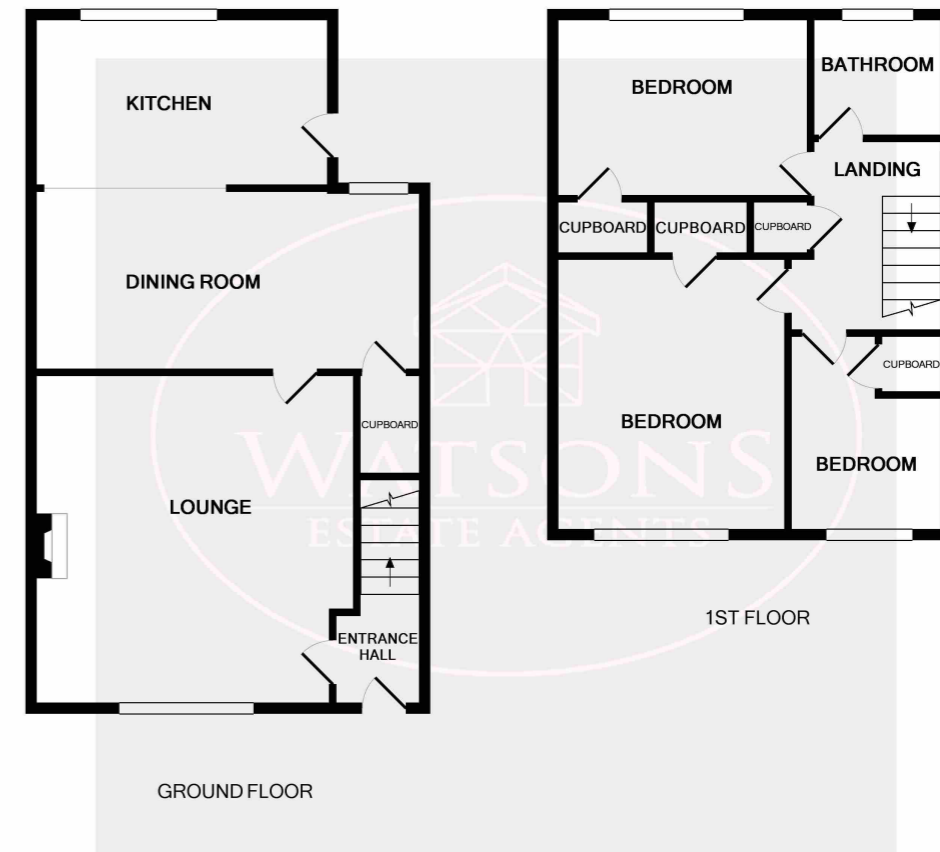
### Kitchen

4.04m x 2.32m (13' 3" x 7' 7") A range of matching wall & base units, work surface incorporating a stainless steel sink & drainer unit, integrated electric oven and 5 ring gas hob with extractor over, plumbing for washing machine & dishwasher, tiled flooring, uPVC double glazed window to the rear, radiator and door to the side.

## First Floor

### Landing

UPVC double glazed window to the side, access to the attic, storage cupboard.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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

3.62m x 3.14m (11' 11" x 10' 4") UPVC double glazed window to the front, built in wardrobe, radiator.

### Bedroom 2

3.41m x 2.84m (11' 2" x 9' 4") UPVC double glazed window to the rear, built in wardrobe, radiator.

### Bedroom 3

2.42m x 2.08m (7' 11" x 6' 10") UPVC double glazed window to the front, over stairs storage cupboard, radiator and fitted wardrobe.

### Bathroom

3 piece suite in white comprising concealed cistern WC, pedestal sink unit and bath with mains fed shower over. Obscured uPVC double glazed window to the rear, radiator.

### Outside

To the front of the property is a block paved driveway with parking for multiple cars leading to a spacious detached garage measuring 7.24m x 3.69m electric rollup door, inspection pit, light & power and partially insulated.. The South facing rear garden comprises a turfed lawn, brick built outhouse, external tap and enclosed by timber fencing with access to the garage and driveway.