

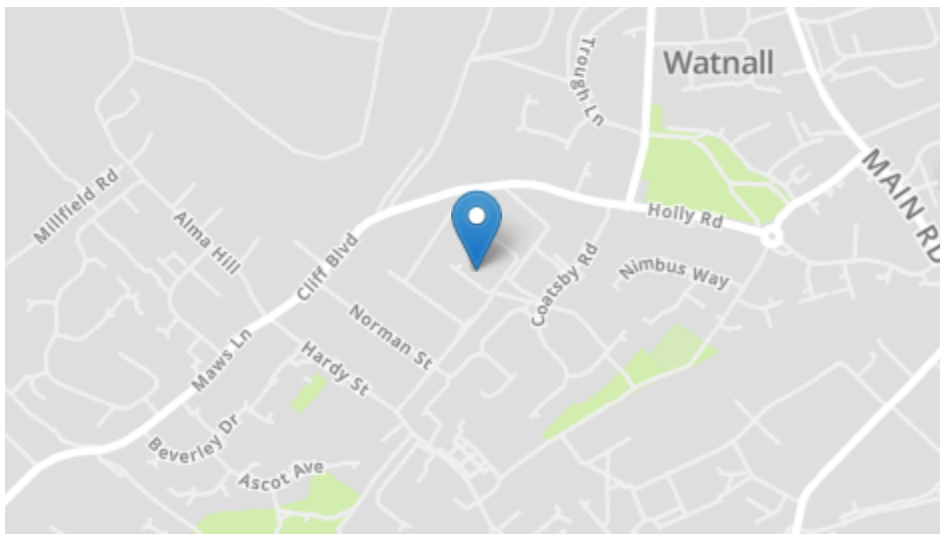
5 Bayswater Road, Kimberley, Nottingham, NG16 2TP

Guide Price £325,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	69	
(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 - 26391779

Our Seller says....

- Extended Detached Family Home
- 4 Bedrooms
- Downstairs WC
- Off Road Parking & Carport
- South West Facing Private Garden
- Favoured School Catchment
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links

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



*** GUIDE PRICE £325,000 - £350,000 *** ** FOREVER FAMILY HOME ** This detached family home in Kimberley lies on a sought after cul-de-sac just outside the Town Centre. The current owners have made extensive improvements including modern refurbishment to make this a particularly appealing family home, ready to move into. The accommodation briefly comprises: Entrance hall, WC, lounge, dining kitchen, upstairs landing to the 4 bedrooms and wet room. Outside, to the front of the property, a driveway provides off road parking and leads to a car port alongside. The rear garden has 2 patio areas and a timber decking seating area and is enclosed by timber fencing. Bayswater Road provides easy access to the M1 & A610 as well as being just a short drive from a wide range of shops & amenities in nearby Kimberley Town Centre. Nearby Schools include Hollywell Primary, Gilthill Primary and The Kimberley School and 6th form. For more information, or to book your viewing appointment, call our team.

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs to the first floor, under stairs storage, wood effect laminate flooring, traditional radiator and doors to the lounge, dining kitchen and WC.

WC

WC, wall mounted sink.

Lounge

5.04m x 3.32m (16' 6" x 10' 11") Traditional radiator, cast iron fire with wooden fire place surround, wood effect laminate flooring and French doors leading to the rear garden.

Dining Kitchen

6.8m x 3.02m (22' 4" x 9' 11") A range of matching wall & base units, granite work surfaces incorporating an inset Belfast sink. Integrated appliances to include waist double electric oven & 5 ring gas hob with extractor over, fridge freezer and dishwasher. Wood effect laminate flooring, ceiling spotlights, traditional radiator and uPVC double glazed bay window to the front with integrated shutter blinds. Door to the utility room.

Utility Room

5.84m x 2.31m (19' 2" x 7' 7") Polycarbonate roof and tiled flooring, fitted cupboards, stainless steel sink and plumbing for washing machine. French doors leading to the rear garden and doors to the car port and garden room.

Garden Room

4.74m x 2.23m (15' 7" x 7' 4") Brick built, insulated, power, wood effect laminate flooring, hard wired internet connection and sliding patio doors leading to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, airing cupboard housing the combination boiler and doors to all bedrooms and bathroom.



Bedroom 1

4.17m x 2.78m (13' 8" x 9' 1") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

Bedroom 2

3.05m x 3.03m (10' 0" x 9' 11") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

Bedroom 3

3.02m x 2.19m (9' 11" x 7' 2") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

Bedroom 4

2.75m x 1.85m (9' 0" x 6' 1") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

Wet Room

3 piece suite in white comprising WC, vanity sink unit and wet room floor with a wall mounted dual rainfall effect shower. Traditional heated towel rail, ceiling spotlights, extractor fan, Minton tiled flooring and obscured uPVC double glazed window to the side.

Outside

To the front of the property is an electric car charging point and external tap. Running alongside the property, a tarmac driveway provides ample off road parking and leads to the car port giving access to the utility room. The South West facing rear garden offers a good level of privacy and comprises a paved patio, timber decking seating area, a further paved patio with covered pergola and gravel beds. Other features include a timber built shed with electric. The garden is enclosed by timber fencing to the perimeter.