

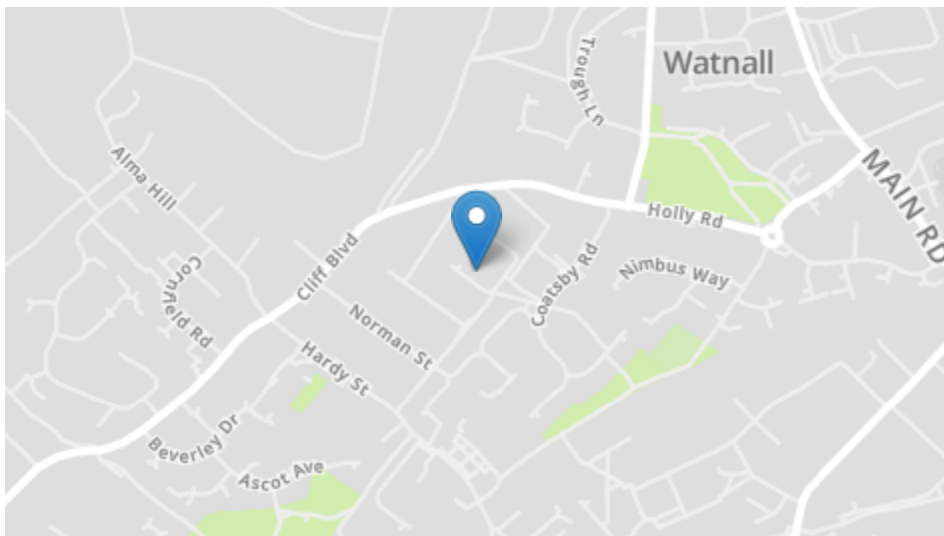
Bayswater Road, Kimberley, NG16 2TP

Offers Over £250,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>70</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Downstairs WC
- Off Road Parking & Detached Garage
- Private Rear Garden
- Short Drive To Kimberley Town Centre
- Favoured School Catchment

Our Seller says....

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 - 26900527

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 BEAUTY ON BAYSWATER \*\*\* This detached family home sits in a quiet cul de sac in a residential area popular with families. The accommodation comprises in brief; entrance hall, WC, kitchen, dining area and lounge overlooking the rear garden. On the first floor, the landing leads to the 4 bedrooms and family bathroom which is fitted with a white suite. Outside, the rear garden comprises of a paved patio area and lawn with plant and shrub borders and fencing to the perimeter. To the front of the property, a driveway provides off road parking and leads to a detached single garage. Bayswater Road is located just half a mile from Kimberley Town Centre, which offers a range of shops, cafe's, amenities & public services. Nearby schools include include Hollywell Primary and The Kimberley School both withing a ten minute walk. Call our team for more information or to book your viewing.

## Ground Floor

### Entrance Hall

UPVC double glazed entrance door, stairs to the first floor, under stairs storage cupboard and doors to the WC, kitchen and lounge.

### WC

WC, wall mounted sink, radiator and obscured uPVC double glazed window to the front.

### Kitchen

3.6m x 2.05m (11' 10" x 6' 9") A range of matching wall & base units, work surfaces incorporating a one & a quarter bowl stainless steel sink & drainer unit. Plumbing for washing machine, space for cooker with extractor over. Radiator, uPVC double glazed window to the front and external door to the side.

### Lounge

4.95m x 3.38m (16' 3" x 11' 1") Exposed wooden floor, fire place with marble hearth and decorative surround, radiator, open plan to the dining area and sliding patio doors to the rear garden.

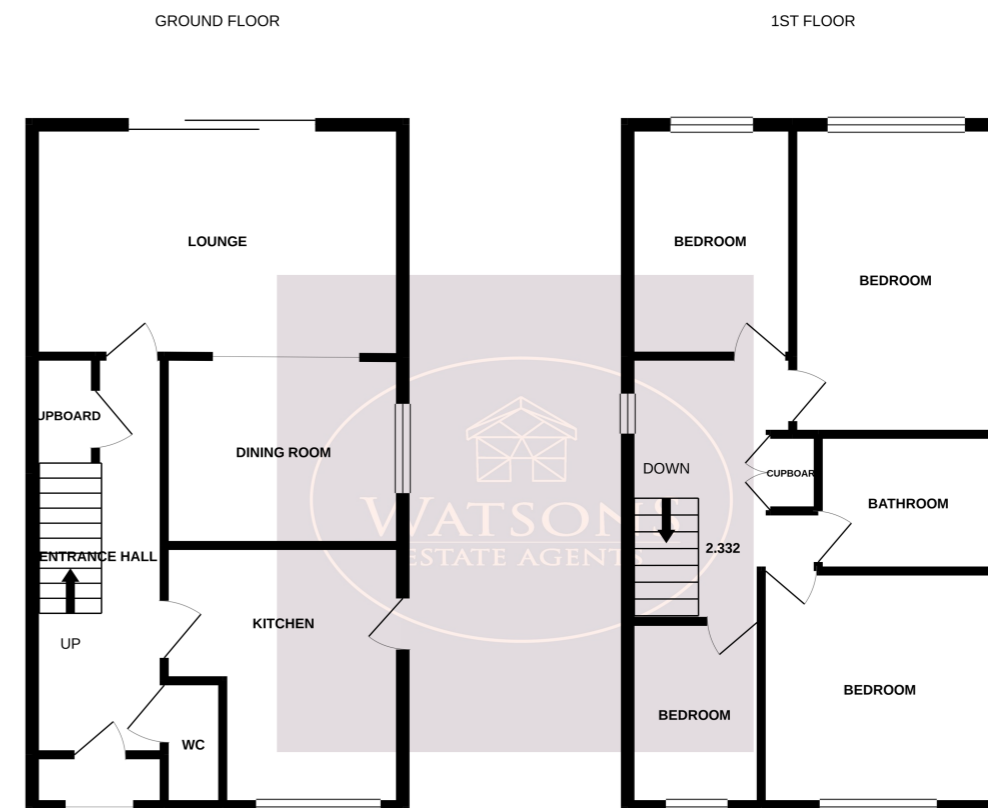
### Dining Area

3.01m x 2.4m (9' 11" x 7' 10") UPVC double glazed window to the side, exposed wooden flooring and radiator.

## First Floor

### Landing

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



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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### Bedroom 1

3.1m x 3.0m (10' 2" x 9' 10") UPVC double glazed window to the front, exposed wooden flooring and radiator.

### Bedroom 2

4.07m x 2.74m (13' 4" x 9' 0") UPVC double glazed window to the rear, exposed wooden flooring and radiator.

### Bedroom 3

3.05m x 3.03m (10' 0" x 9' 11") UPVC double glazed window to the rear, exposed wooden flooring and radiator.

### Bedroom 4

2.36m x 1.82m (7' 9" x 6' 0") UPVC double glazed window to the front, exposed wooden flooring and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Radiator and obscured uPVC double glazed window to the side.

### Outside

To the front of the property is a concrete and gravel driveway providing off road parking and leading to the detached single garage with up and over door, power and door to the garden. The rear garden offers a good level of privacy and comprises a paved patio, lawn with flower bed borders and a range of plants & shrubs. The garden is enclosed by timber fencing to the perimeter with gated access to the side.