

Park Avenue, Kimberley, NG16 2PW

Offers Over £210,000



Park Avenue, Kimberley, NG16 2PW

Offers Over £210,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 2 DOUBLE Bedrooms
- 4 Piece Family Bathroom
- Outside WC & Utility Room
- Driveway
- Private Rear Garden With Open Views
- Allotment Area
- Generous Plot With Outbuildings
- Popular Residential Location

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 - 27481623

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



*** FIRST TIME BUYER'S DREAM *** This 2 bed semi detached home sits at the end of a quiet cul-de-sac in the Swingate area of Kimberley and enjoys not only a great rear garden, but superb open views beyond. The ground floor accommodation comprises in brief: entrance hall, lounge and an open plan dining kitchen with French doors leading to the rear garden. On the first floor, the landing leads to 2 DOUBLE bedrooms and the bathroom which is fitted with a white four piece suite. Outside, a paved driveway to the front provides ample off street parking, but the rear garden is a particularly strong feature of this property. Not only is it a good size with high level of privacy, the current owners have created a beautiful space with the added benefit of a timber summer house converted into a bar. There is also an external WC & utility, as well as an allotment area to grow your own fruit & veg. The quiet cul-de-sac location is within walking distance of Kimberley Town Centre where there is a wealth of amenities and transport links including easy access to A610 & M1 motorway. Call our sales team now to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs to the first floor, radiator and door to the lounge.

Lounge

4.38m x 3.72m (14' 4" x 12' 2") UPVC double glazed bay window to the front, radiator, real flame gas fire and door to the dining kitchen.

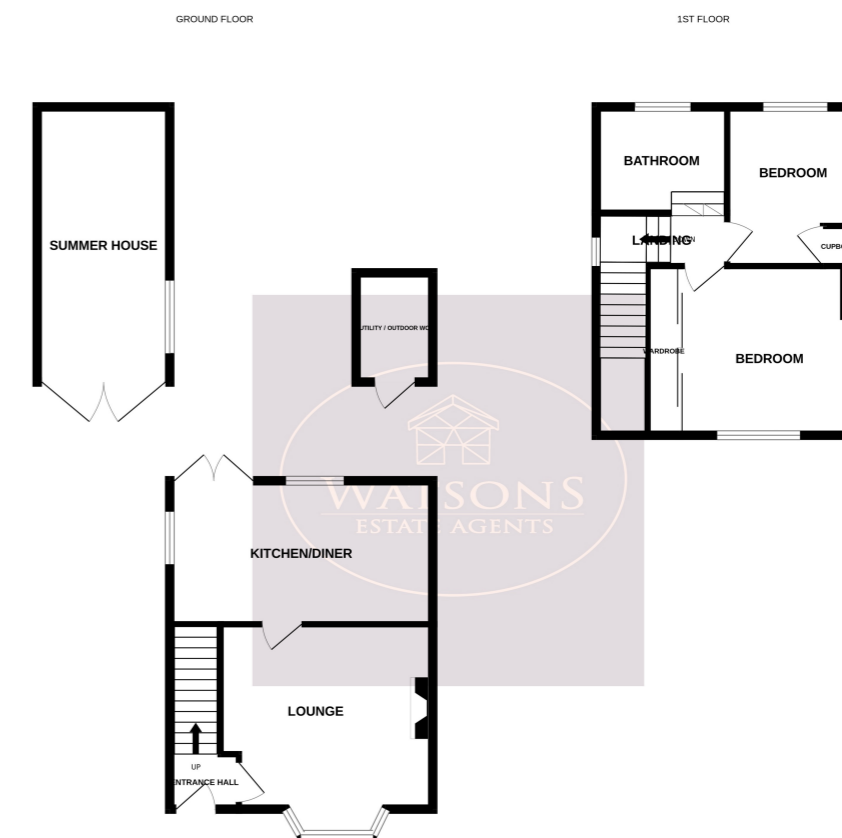
Dining Kitchen

5.25m x 2.81m (17' 3" x 9' 3") A range of matching high gloss wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven & 5 ring gas hob with extractor over and fridge freezer. Ceiling spotlights, radiator, uPVC double glazed windows to the rear & side and French doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, access to the attic and doors to both 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 for 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. Made with MetreX 12/24

Bedroom 1

4.4m x 3.06m (14' 5" x 10' 0") UPVC double glazed window to the front, fitted sliding door wardrobes housing the combination boiler and radiator.

Bedroom 2

3.35m x 2.61m (11' 0" x 8' 7") UPVC double glazed window to the rear with open views, radiator and built in wardrobe.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and corner shower cubicle with mains fed shower. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property a block paved driveways provides ample off road parking. The rear garden offers a good level of privacy and comprises a paved patio with timber built garden cabin/bar with power and wifi measuring (5.36m x 2.57m), timber decking seating area, fish pond, turfed lawn, flower bed borders with a range of plants & shrubs and brick built outhouse with WC and utility area. To the bottom of the garden is an allotment area with brick built outhouse measuring 7m x 4m.