

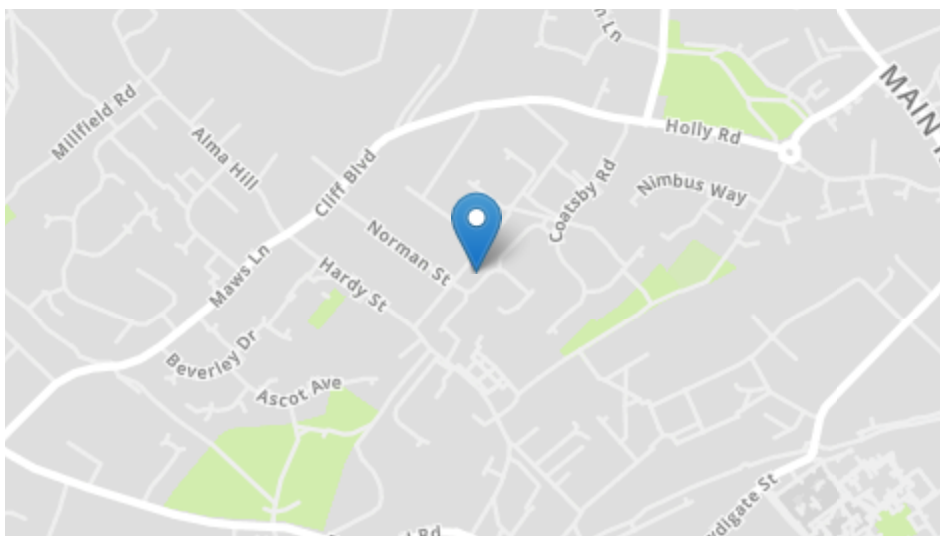
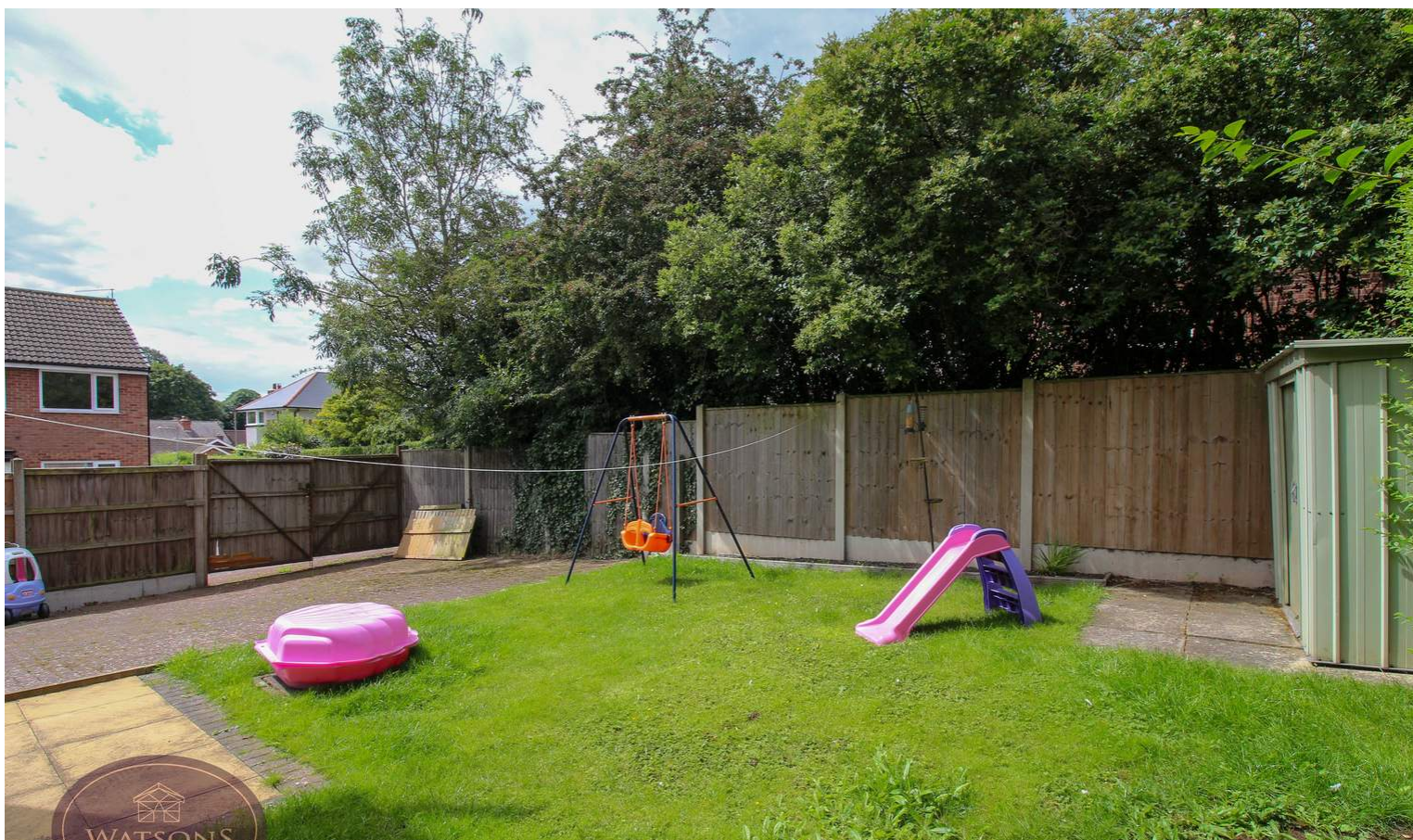
Dorchester Road, Kimberley, NG16 2TN

Offers Over £210,000



Dorchester Road, Kimberley, NG16 2TN

Offers Over £210,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	75	
(55-68)	<b>D</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	



- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- En Suite To Primary Bedroom
- Open Plan Dining Kitchen
- Off Road Parking
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links

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 - 26604262

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





**\*\*\* SUPERB SEMI \*\*\*** This EXTENDED semi detached sits on a quiet street within walking distance from Kimberley Town Centre. With 3 DOUBLE bedrooms, including an en suite, 2 reception rooms and a great garden it could suit families who have a limited budget. The accommodation is well presented throughout and comprises in brief: porch, lounge, L shaped dining kitchen, upstairs landing to the 3 bedrooms (en suite to primary) and family bathroom. Outside, this plot provides off street parking with a driveway to the front as well as further secure parking within the rear garden which is accessed off Norman Street. With favoured school catchments within walking distance, this is a MUST VIEW for small families and down-sizers alike. Call our sales team now.

### Ground Floor

#### Porch

UPVC double glazed entrance door to the front, door to the lounge.

#### Lounge

5.44m x 3.63m (17' 10" x 11' 11") UPVC double glazed window to the front, radiator, stairs to the first floor, under stairs storage, wood effect laminate flooring and door to the dining kitchen.

#### L Shaped Kitchen & Dining Area

Kitchen area - 3.74m x 2.59m (12' 3" x 8' 6")

Dining Area 5.66m x 3.11m (18'7" x 10'2")

A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height electric oven & microwave and gas hob with extractor over. Plumbing for washing machine, integrated combination boiler, 2 radiators, 2 uPVC double glazed windows to the rear and French doors leading to the rear garden.

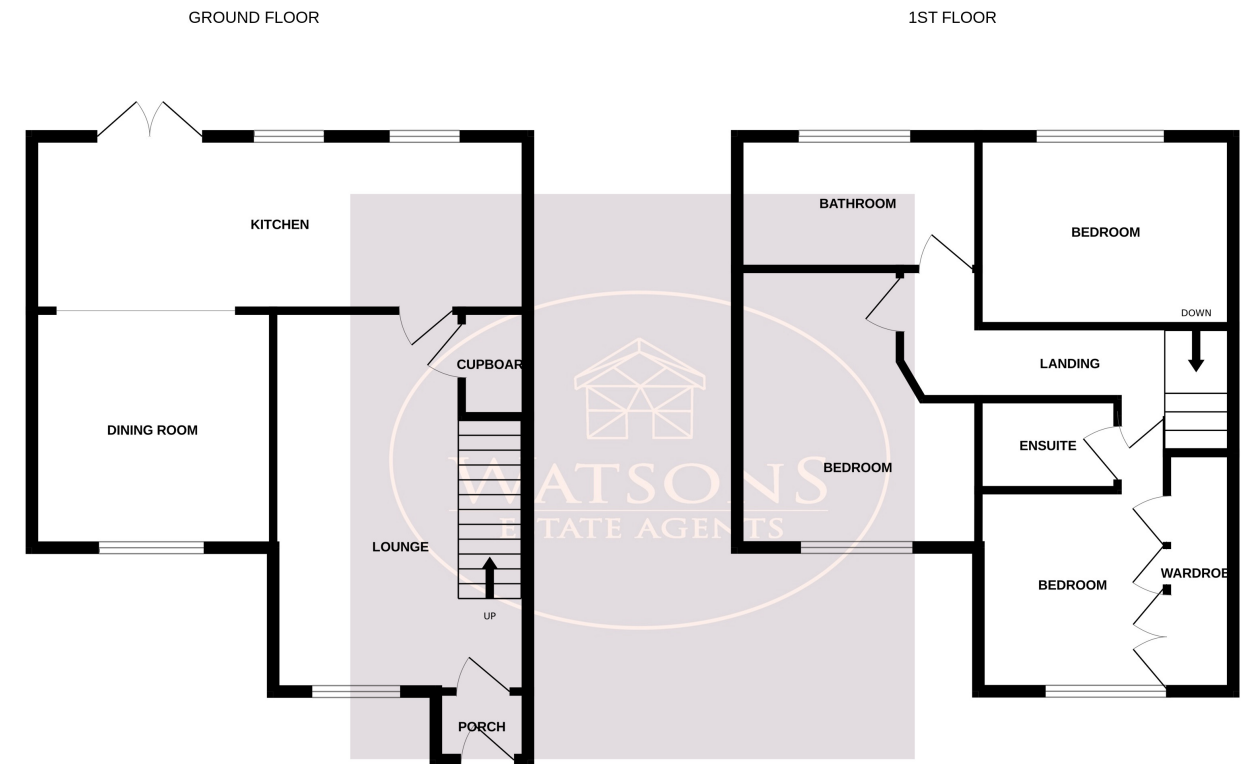
### First Floor

#### Landing

Access to the attic and doors to the primary bedroom, bedrooms 2 & 3 and family bathroom.

#### Primary Bedroom

3.11m x 2.67m (3.65m max) (10' 2" x 8' 9") UPVC double glazed window to the front, built in wardrobe/storage cupboard, radiator and door to the en suite.



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.  
Made with Metropix ©2023

#### En Suite

2 piece suite in white comprising pedestal sink unit and shower cubicle with electric shower over. Extractor fan.

#### Bedroom 2

3.83m x 3.21m (12' 7" x 10' 6") UPVC double glazed windows to the front & side and radiator.

#### Bedroom 3

3.66m x 2.59m (12' 0" x 8' 6") UPVC double glazed window to the rear and radiator.

#### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Chrome heated towel rail, built in storage cupboard, extractor fan and obscured uPVC double glazed window to the rear.

#### Outside

To the front of the property is a turfed lawn. A brick paved driveway running alongside the property with further secure parking behind double gates provides ample off road parking. The rear garden comprises a paved patio and external tap. The garden is enclosed by timber fencing to the perimeter with gated access to the side.