

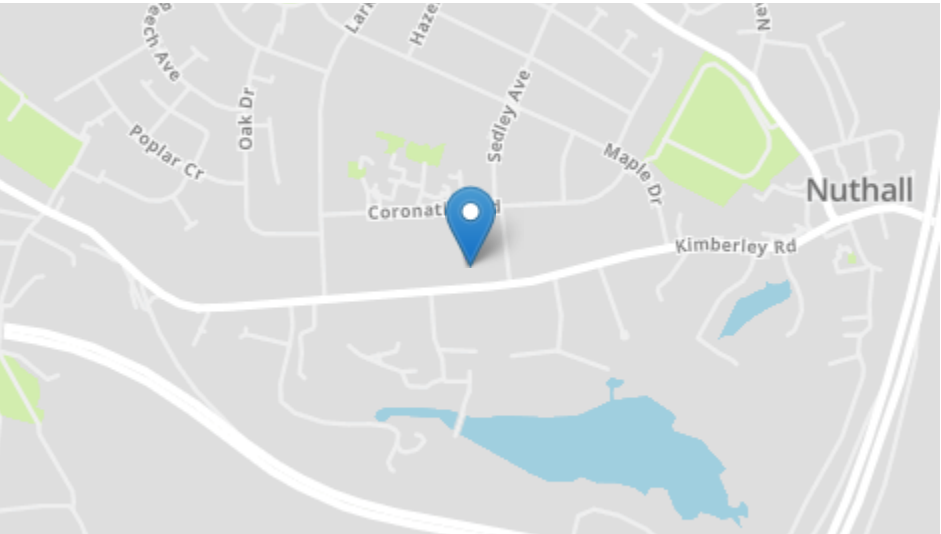
Kimberley Road, Nuthall, NG16 1DF

Guide Price £300,000



Kimberley Road, Nuthall, NG16 1DF

Guide Price £300,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	33	85
England, Scotland & Wales	EU Directive 2002/91/EC	



- Extended Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms plus Study Area
- Downstairs WC & Utility Room
- Private Rear Garden
- Off Road Parking
- Excellent Road & Public Transport Links
- Walking Distance To Kimberley Town Centre
- Fully Renovated Throughout

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 - 28639502

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 £300,000 - £310,000 \*\*\*TURN THE KEY AND MOVE IN\*\*\* A fabulous, full renovated and extended three bedroom semi-detached property in a sought after location close to Kimberley town centre. Benefiting from two reception rooms, study area, expended open plan kitchen, and private garden. Briefly comprising; entrance hallway, study area, lounge, sitting room, dining kitchen, downstairs WC, utility. To the first floor, three bedrooms and bathroom. Outside, driveway to the front providing ample off road parking, and private garden to the rear. Located in walking distance to Kimberley town centre, shops, bars, cafe's, a supermarket and excellent schools are on your doorstep. Nearby transport links include the A610 and M1 at J26 providing easy access to Nottingham city centre and beyond. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the side, stairs to the first floor, under stairs storage, vinyl tiled flooring, wooden door to the lounge and open to the study area and sitting room.

Lounge

4.07m x 3.88m (13' 4" x 12' 9") UPVC double glazed bay window to the front with integrated shutter blinds, feature wall, radiator.

Study Area

1.71m x 1.04m (5' 7" x 3' 5")

Sitting Room

3.95m x 3.34m (13' 0" x 10' 11") Feature fire place with exposed brick work and inset space for wood burner style fire, wood effect laminate flooring, radiator and open to the dining kitchen.

Breakfast Kitchen

6.37m x 4.60m (20' 11" x 15' 1") A range of matching wall & base units. Central island housing a sink and drainer unit and offering further storage space. Integrated appliances to include: double electric oven & hob with extractor over, microwave, fridge freezer and dishwasher. Wood effect laminate flooring, radiator, ceiling spotlights, wooden door to the utility room and bi folding doors to the rear garden.

Utility Room

1.71m x 1.04m (5' 7" x 3' 5") A range of matching wall & base units, plumbing for washing machine and sliding door to the WC.

WC

WC, vanity sink unit, radiator and obscured uPVC double glazed window to the rear.



First Floor

Landing

Doors to all bedrooms and bathroom.

Bedroom 1

4.0m x 3.27m (13' 1" x 10' 9") UPVC double glazed window to the front with integrated shutter blinds, a range of fitted wardrobes and radiator.

Bedroom 2

3.48m x 3.18m (11' 5" x 10' 5") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.85m x 2.0m (12' 8" x 6' 7") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with shower over. Heated towel rail, tiled flooring, extractor fan and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a turfed lawn and flower bed borders with a range of plants & shrubs. A concrete driveway running alongside the property provides ample off road parking. The rear garden offers a good level of privacy and comprises a concrete patio seating area, turfed lawn, flower bed borders with a range of mature plants & shrubs, timber built shed and is enclosed by hedge and timber fencing to the perimeter with gated access to the side.