

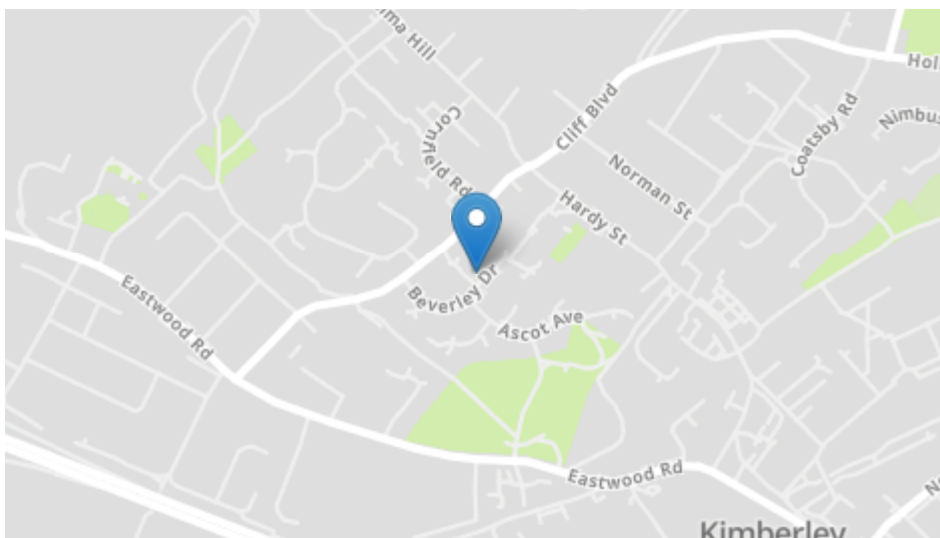
Beverley Drive, Kimberley, NG16 2TW

Offers Over £250,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 3 Bedrooms
- Private Rear Garden
- Off Street Parking
- Favoured School Catchment
- Popular Cul De Sac Location
- 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 - 25981542

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



*** YOUR SUMMER GARDEN AWAITS *** Well presented three bedroom detached property in a popular residential location less than a mile from Kimberley Town Centre. The accommodation comprises of entrance porch, lounge and dining kitchen with French doors opening onto the garden. On the first floor there are two double bedrooms, one with newly fitted sliding wardrobes, a further single bedroom and a bathroom with modern three piece suite. Outside there is a driveway providing off road parking to the front and a pleasant low maintenance garden to the rear.

Ground Floor

Entrance Porch

UPVC double glazed window and front door, tiled flooring. Door to lounge.

Lounge

4.63m x 3.84m (15' 2" x 12' 7") UPVC double glazed bay window to the front, solid oak flooring, storage cupboard, radiator and double folding doors to the dining kitchen.

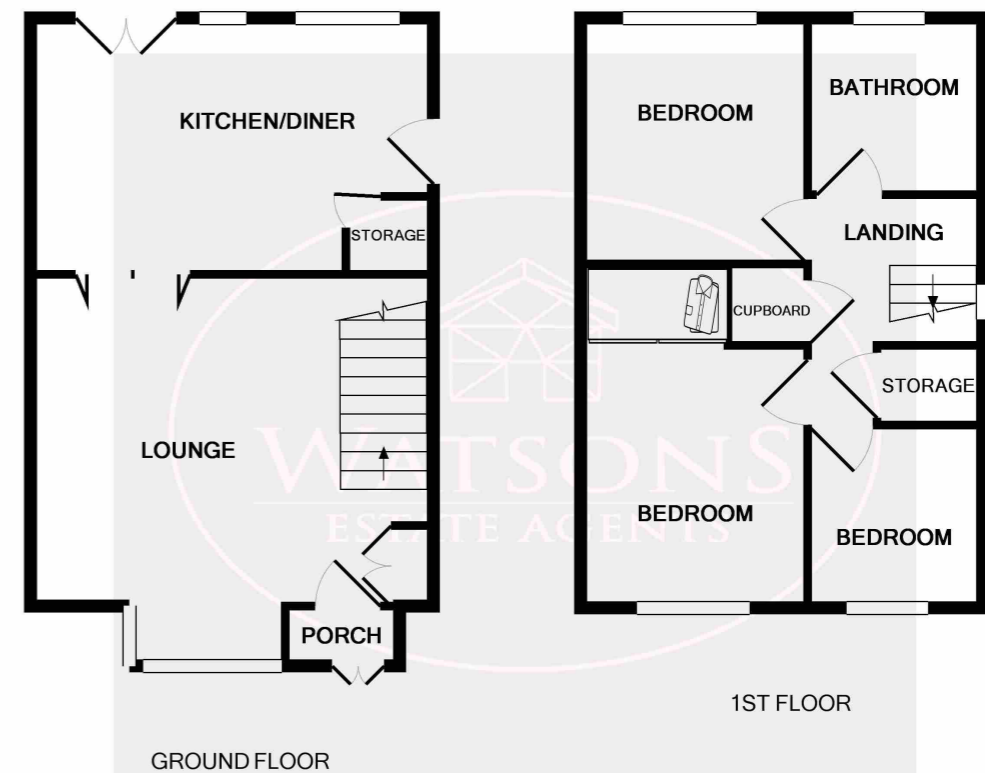
Dining Kitchen

4.67m x 2.89m (15' 4" x 9' 6") A range of matching wall & base units with work surfaces incorporating a stainless steel sink & drainer unit. Integrated appliances include electric oven & halogen hob with extractor over, fridge, freezer & dishwasher. Cupboard housing the wall mounted Worcester Bosch combination boiler, utility cupboard with plumbing for a washing machine, radiator, uPVC double glazed window to rear, door to the side and uPVC French doors leading out to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, two storage cupboards, access to attic (partly boarded). Doors to bedrooms & bathroom.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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

3.31m x 2.64m (10' 10" x 8' 8") UPVC double glazed window to the front, fitted sliding door wardrobes, radiator.

Bedroom 2

2.81m x 2.64m (9' 3" x 8' 8") UPVC double glazed window to the rear, ceiling spotlights, wood effect laminate flooring, radiator.

Bedroom 3

2.13m x 1.94m (7' 0" x 6' 4") UPVC double glazed window to the front, wood effect laminate flooring, radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit, bath with central waterfall taps & electric shower over. Chrome heated towel rail, ceiling spotlights, obscured uPVC double glazed window to the rear.

Outside

The private rear garden has a paved patio, a lawned area, flower bed borders with a range of plants & shrubs and a timber shed. There is a paved driveway to the side of the property providing off road parking and a lawn to the front.