

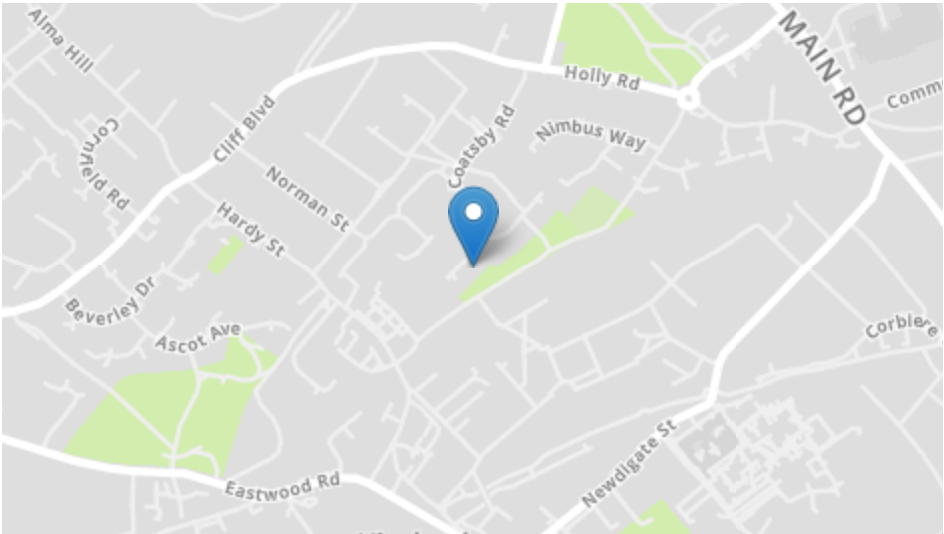
Coatsby Road, Kimberley, NG16 2TH

Guide Price £325,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	75
England, Scotland & Wales	EU Directive 2002/91/EC	



- Extended Detached Family Home
- 4 Bedrooms
- Open Plan Lounge Diner
- Downstairs WC & Conservatory
- En Suite & Family Bathroom
- Off Road Parking & Garage
- Private South East Facing Rear Garden
- Cul De Sac Location
- Walking Distance To Kimberley Town Centre

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 - 28780838

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 £325,000 - £350,000 *** ** A HOME TO MAKE YOUR OWN ** A superb four bedroom detached family home in this popular location close to Kimberley town centre. Benefiting from two reception rooms, a conservatory, downstairs WC, Jack and Jill bathroom, plus family bathroom, garage, and a private south-east facing rear garden. Briefly comprising; entrance hallway, downstairs WC, lounge, dining room, conservatory, garage, kitchen. To the first floor, four bedrooms, including a jack and Jill bathroom between bedrooms one and two, and family bathroom. Outside, driveway to the front providing off road parking, access to the garage, and private south-east facing garden to the rear. With surrounding country walks, and great access to Nottingham and Kimberley town centre, a range of amenities are on your doorstep including bars, shops, favoured schools, and much more. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the side, radiator, stairs to the first floor, solid oak flooring and doors to the lounge and WC.

WC

WC, wall mounted sink, chrome heated towel rail and obscured uPVC double glazed window to the front.

Lounge

3.96m x 3.55m (13' 0" x 11' 8") UPVC double glazed window to the front, radiator, solid oak flooring and open to the dining room.

Dining Room

3.25m x 2.77m (10' 8" x 9' 1") Solid oak flooring, radiator, sliding patio doors to the conservatory and door to the kitchen.

Kitchen

4.1m x 2.79m (13' 5" x 9' 2") A range of matching solid wood wall & base units, work surfaces incorporating an inset country style sink with hot water tap and waste disposal unit. Integrated appliances to include: waist height double electric and 5 ring gas hob with with extractor over. Plumbing for washing machine & dishwasher. Solid oak flooring, chrome heated towel rail, under stairs storage/walk in pantry with door to the garage.

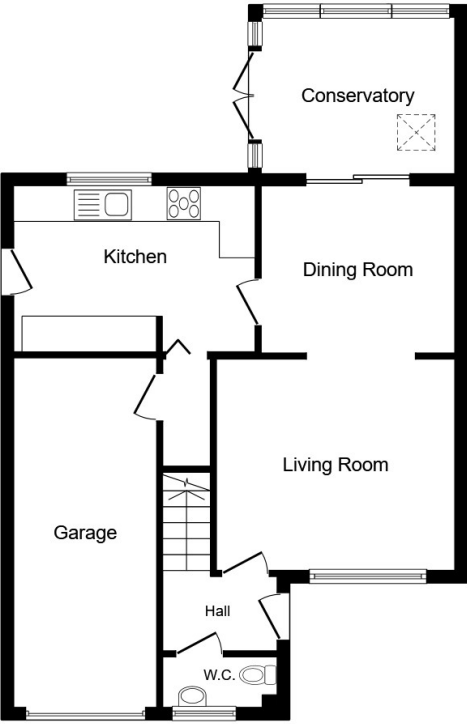
Conservatory

3.25m x 2.63m (10' 8" x 8' 8") 3.25m x 2.63m (10' 8" x 8' 8") Brick & uPVC double glazed construction, skylight, tiled flooring, insulated ceiling and door to the rear garden.

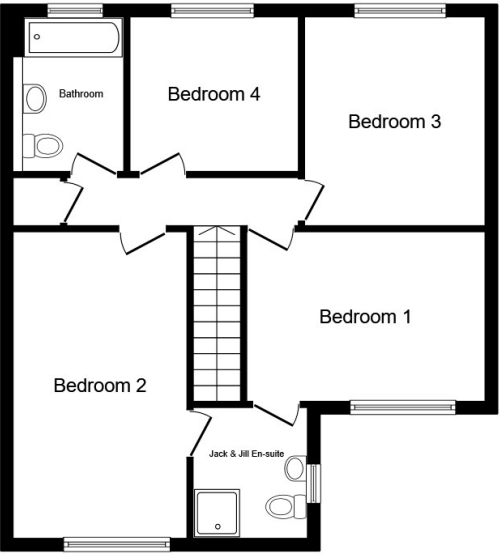
First Floor

Landing

Airing cupboard housing the hot water tank, access to the attic and doors to all bedrooms and bathroom.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Bedroom 1

4.0m x 2.85m (13' 1" x 9' 4") UPVC double glazed window to the front, traditional radiator and door to the wet room.

Wet Room

WC, pedestal sink unit and wall mounted electric shower. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the side.

Bedroom 2

5.21m x 2.42m (17' 1" x 7' 11") UPVC double glazed window to the front, radiator and door to the wet room.

Bedroom 3

3.51m x 3.03m (11' 6" x 9' 11") UPVC double glazed window to the rear and radiator.

Bedroom 4

2.6m x 2.4m (8' 6" x 7' 10") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

To the front of the property a block paved driveway provides parking for 3 cars leading to the single garage measuring 6.13m x 2.4m with electric roll up door and power. The South East facing rear garden offers a good level of privacy and comprises a timber decking seating area with uncovered pergola, feature fish pond, a turfed lawn, flower bed borders with a range of plants & shrubs. The garden is enclosed by timber fencing to the perimeter with gated access to the side. Other features include an electric car charging point to the side of the property.