

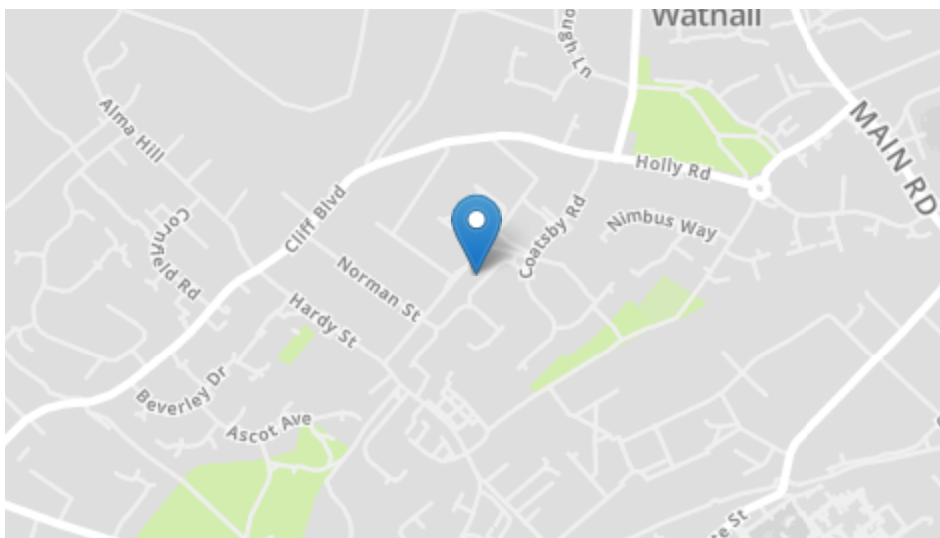
Tiptree Close, Kimberley, NG16 2TQ

Offers Over £210,000



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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 - 27112511



Our Seller says....

- Extended Semi Detached House
- 2 Double Bedrooms
- 2 Reception Rooms
- Driveway & Garage
- Popular Residential Location Close To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Well Presented Throughout
- Ideal First Home or Investment

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.

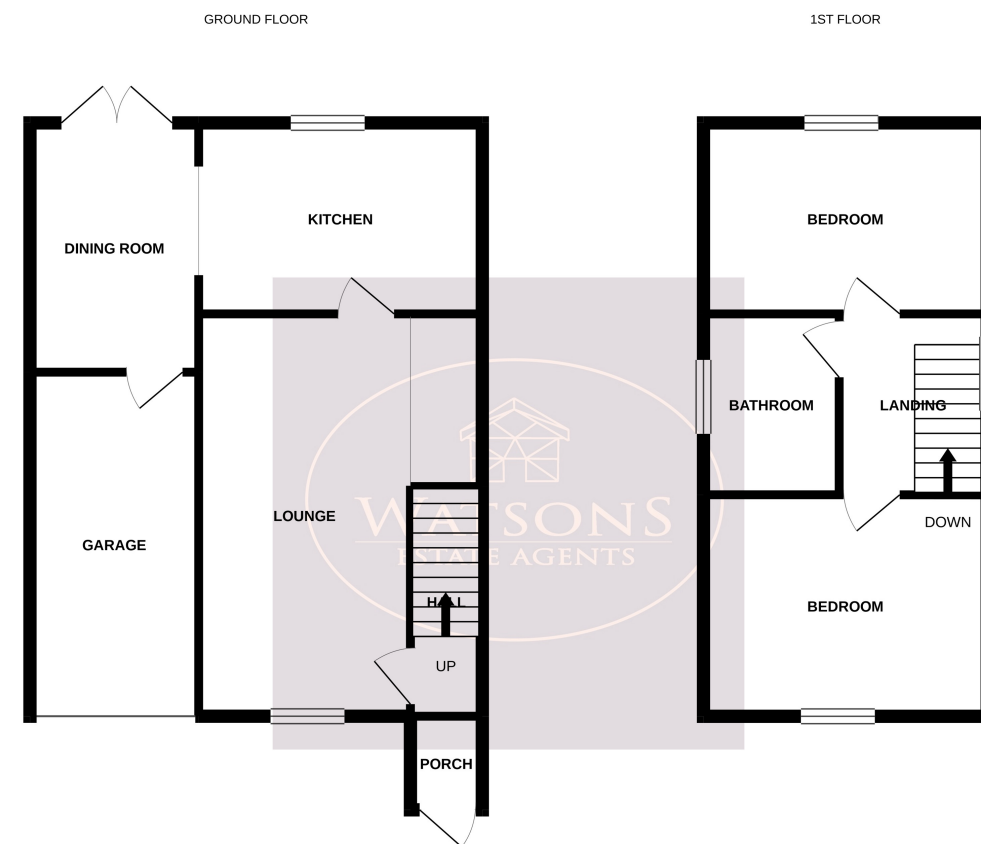


40 Main Street, Kimberley, NG16 2LY

www.watsons-residential.co.uk

0115 938 5577

8am-8pm - 7days



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.
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***** IMMACULATE THROUGHOUT ***** The current owners have presented this property to a very high standard inside and out. Offered for sale in this much sought after location just half a mile from Kimberley Town Centre and with nearby schools including Hollywell Primary & The Kimberley School. The accommodation comprises in brief; Entrance porch, entrance hall, lounge, fitted kitchen with integrated appliances and a separate dining room with French doors leading on to the decked patio area. To the first floor there are two well proportioned bedrooms and a bathroom fitted with a modern white suite. Outside, to the front, a driveway provides off road parking and leads to the single garage. The low maintenance rear garden is particularly appealing and is a perfect space for Summer entertaining. For more information or to book your viewing, call our team.

Ground Floor

Porch

UPVC double glazed entrance door and door to the entrance hall.

Entrance Hall

Stairs to the first floor and door to the lounge.

Lounge

5.44m x 2.44m (3.71m max) (17' 10" x 8' 0") UPVC double glazed window to the front, wood effect laminate flooring, electric fire with fire place surround, 2 radiators and door to the kitchen.

Kitchen

3.61m x 2.59m (11' 10" x 8' 6") A range of matching high gloss wall & base units, granite work surfaces, ceramic sink & drainer unit. Integrated appliances to include: electric oven and gas hob with extractor over. Plumbing for dishwasher and washing machine, cupboard housing the combination boiler, uPVC double glazed window to the rear and archway to the dining room.

Dining Room

3.37m x 2.28m (11' 1" x 7' 6") Radiator, French doors to the rear garden and door to the garage.

First Floor

Landing

Access to the attic (partly boarded), radiator and doors to both bedrooms and bathroom.

Bedroom 1

3.65m x 3.33m (12' 0" x 10' 11") UPVC double glazed window to the front, radiator and over stair storage cupboard.

Bedroom 2

3.65m x 2.56m (12' 0" x 8' 5") UPVC double glazed window to the rear and radiator.

Bathroom

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

Outside

To the front of the property is a resin driveway with parking for 2 cars leading to the garage measuring 5.5m x 3.0m with remote controlled roll up door, light & power. The low maintenance rear garden consists of an artificial lawn, composite decking area with built in seating and feature lighting, raised sleeper beds with black pebbles, bamboo and bay trees. Further features include an outside tap, power points, space for a hot tub and a water feature. The garden is enclosed by fencing with gated access rear.