

Clive Crescent, Kimberley, NG16 2QB

£200,000



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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 - 27521301

- Semi Detached Family Home
- 3 Bedrooms
- Downstairs WC
- Dining Kitchen
- First Floor Shower Room
- Driveway & Garage
- Walking Distance To Kimberley Town Centre
- Potential To Extend (STPP)
- No Upward Chain

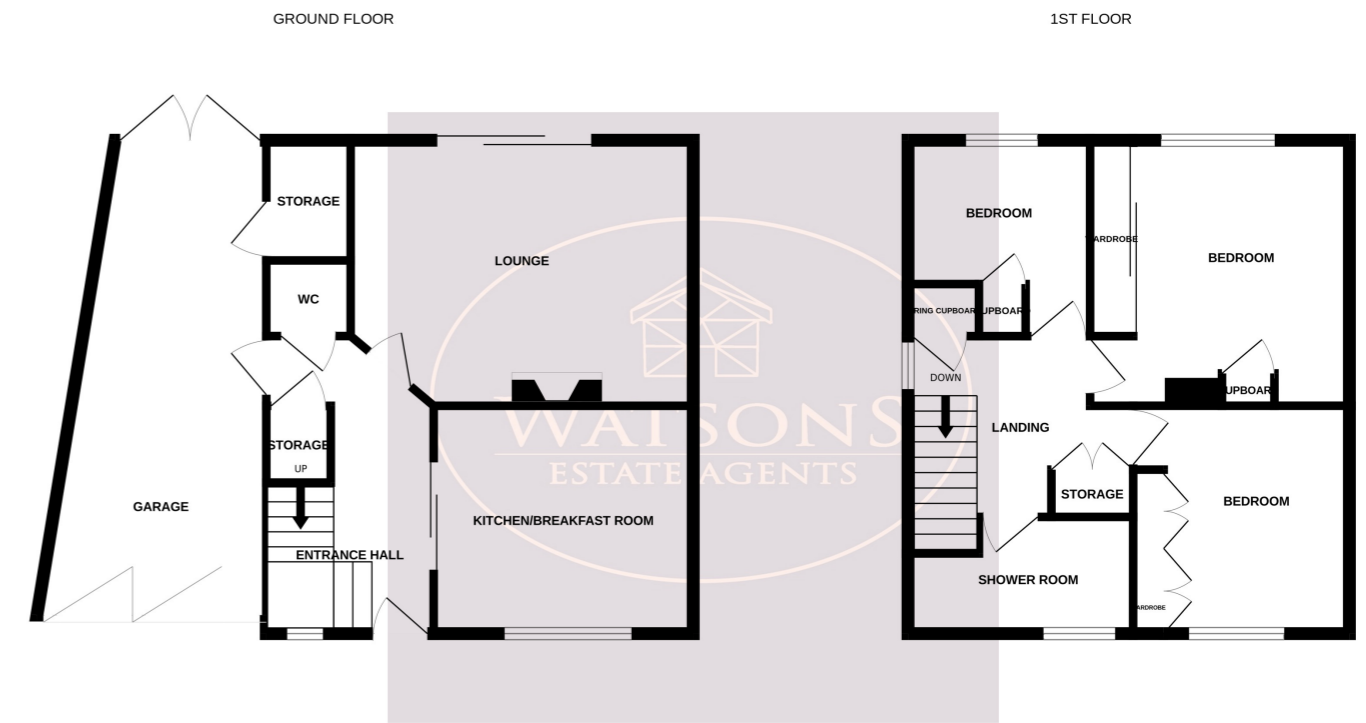
Our Seller says....

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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*** READY, STEADY, GO! *** Having been owned from new, this 3 bedroom semi detached family home comes to the market for the very first time. Offered for sale with NO UPWARD CHAIN, this house provides the perfect opportunity for any buyer to make it their own. Accommodation in brief comprises; entrance hallway, dining kitchen, ground floor WC, lounge, three bedrooms and family bathroom. Externally there is a driveway, garage & garden and a good size rear garden. For those looking for further potential, there is plenty of scope to extend (subject to planning permission). Clive Crescent is just 0.5 miles from Kimberley Town Centre and is within walking distance to Kimberley Primary School & Cherubs day nursery. Key roads including the A610 & Junction 26 of the M1 motorway are just a short drive away and for buyers who love to explore the outdoors, the countryside is minutes away with walking trails to Awsworth, Cossall and Strelley Village to name a few. The options are endless! Call our team today to secure your viewing!

Ground Floor

Entrance Hall

UPVC double glazed entrance door and window to the front, stairs to the first floor, under stairs storage and doors to the lounge, kitchen and downstairs WC.

WC

WC and wall mounted sink.

Lounge

4.75m x 3.65m (15' 7" x 12' 10") Radiator, gas fire (capped off) and uPVC double sliding patio doors to the rear garden.

Dining Kitchen

3.6m x 2.92m (11' 10" x 9' 7") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated waist height double electric oven & hob with extractor over. Plumbing for washing machine, radiator and uPVC double glazed window to the front.

First Floor

Landing

UPVC double glazed window to the side, storage cupboard housing the combination boiler, access to the attic (with power) and doors to all bedrooms and bathroom.

Bedroom 1

3.64m x 3.38m (11' 11" x 11' 1") UPVC double glazed window to the rear, fitted sliding door wardrobes and radiator.

Bedroom 2

3.04m x 2.91m (10' 0" x 9' 7") UPVC double glazed window to the front, fitted wardrobe and radiator.

Bedroom 3

2.5m x 2.29m (8' 2" x 7' 6") UPVC double glazed window to the rear, storage cupboard and radiator.

Shower Room

3 piece suite in white comprising WC, pedestal sink unit and walk in electric shower. Radiator and obscured uPVC double glazed window to the front.

Outside

To the front of the property is a turfed lawn and flower bed borders. Running alongside the property, a block paved driveway provides ample off road parking leading to the garage with double doors to the front. The rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs and timber built shed. The garden is enclosed by timber fencing to the perimeter.