

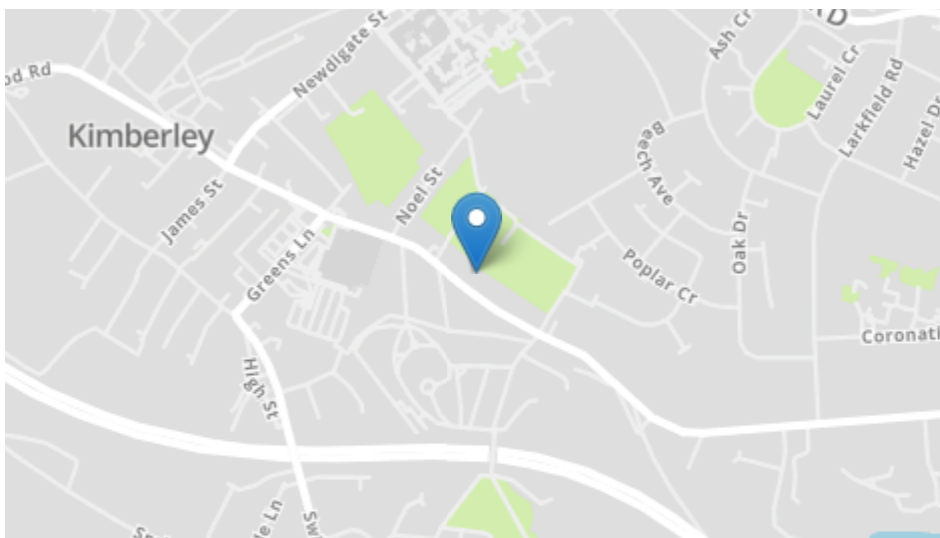
Nottingham Road, Kimberley, NG16 2NB

Offers Over £300,000



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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	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	76



- Detached Victorian House
- 4 Bedrooms
- 2 Reception Rooms
- Downstairs WC
- Study
- Off Road Parking
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links

Our Seller says....

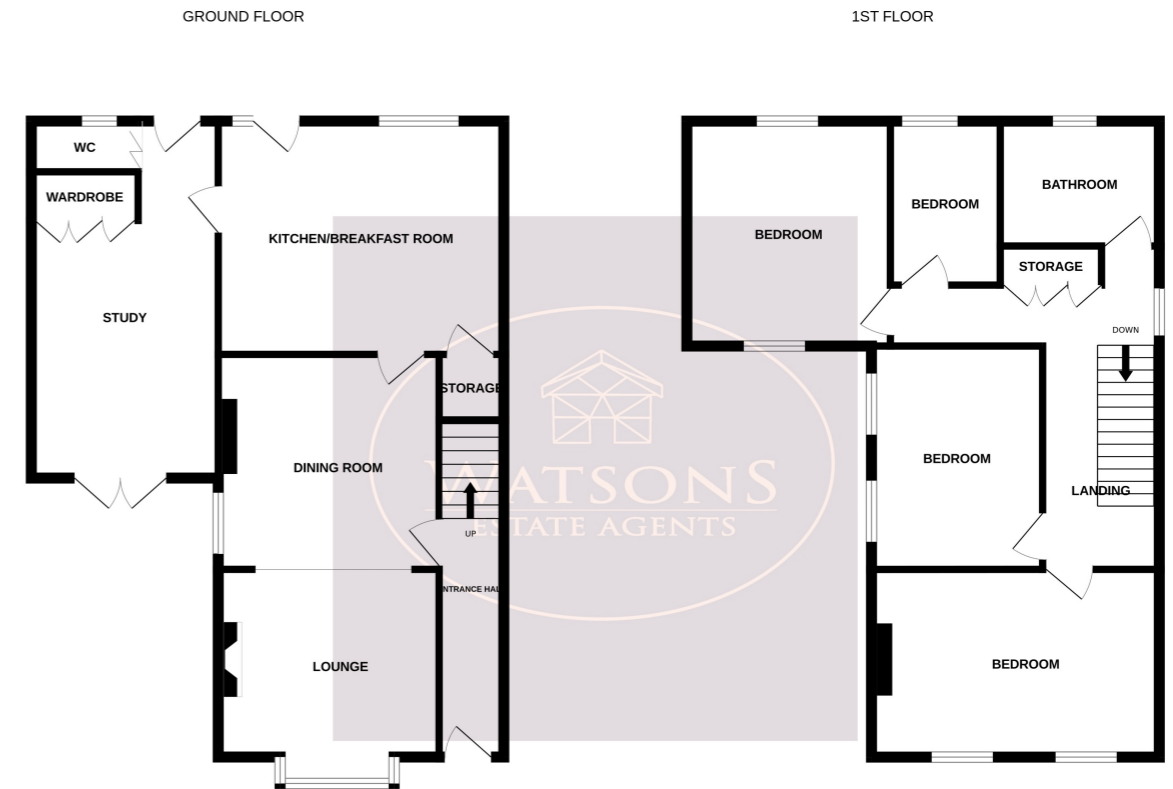
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 26922190

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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*** EVERYTHING ON YOUR DOOR STEP! *** If you're looking to be within walking distance to schools, bus stops & Town Centre amenities then add this 4 bedroom home to the top of your viewing list. An extended four bedroom detached house which is deceptively spacious and must be viewed internally to fully appreciate the size and composition on offer. Having all the trappings of a modern home with losing the properties original character and charm. Spacious reception rooms, within keeping a modern breakfast kitchen, separate third reception room/ study and ground floor w/c. To the first floor high ceilings, features including skirting boards and covings with access to three double in size bedrooms and a single fourth and a four piece family bathroom. To the outside a front garden with a driveway providing ample off road parking and to the rear an enclosed garden with patio and lawn areas. Positioned within walking distance to Kimberley Town Centre which offers a wide range of shops, amenities & public transport links. Nearby Schools include Kimberley Primary & The Kimberley School (Secondary) both within walking distance. Road links are also excellent with the A610 just a few minutes drive away which leads to Junction 26 of the M1. With so many boxes ticked, all that's left to do is call & book your viewing!

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, uPVC double glazed window to the front, radiator, stairs to the first floor and door to the dining room.

Dining Room

3.74m x 3.5m (12' 3" x 11' 6") UPVC double glazed window to the side, radiator, open to the lounge and door to the breakfast kitchen.

Lounge

3.82m x 3.6m (12' 6" x 11' 10") UPVC double glazed bay window to the front, uPVC double glazed window to the side, radiator and feature fire place.

Breakfast Kitchen

4.72m x 3.82m (15' 6" x 12' 6") A range of matching wall & base units, wooden work surfaces incorporating an inset Belfast sink. Integrated appliances to include: waist height double oven & 6 ring gas hob with extractor over and dishwasher. Plumbing and wiring for an American style fridge freezer, plumbing for washing machine, breakfast bar, wood effect laminate flooring, storage cupboard housing the combination boiler and uPVC double glazed window to the front. Ceiling spotlights and feature exposed brick wall. Door to the study and door to the rear garden.

Study

5.33m (6.31m max) x 3.09m (17' 6" x 10' 2") UPVC double glazed French doors to the front, wood effect laminate flooring, built in wardrobe and door to the WC.

WC

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

First Floor

Landing

UPVC double glazed window to the side, built in storage cupboard and doors to all bedrooms and bathroom.

Bedroom 1

4.78m x 3.05m (15' 8" x 10' 0") 2 uPVC double glazed window to the front, 2 radiators and feature fire place.

Bedroom 2

3.68m x 3.06m (12' 1" x 10' 0") UPVC double glazed windows to the front & rear and radiator.

Bedroom 3

3.5m x 2.94m (11' 6" x 9' 8") 2 uPVC double glazed windows to the side and radiator.

Bedroom 4

2.77m x 1.76m (9' 1" x 5' 9") UPVC double glazed window to the rear and radiator.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and shower cubicle. Chrome heated towel rail and obscured uPVC double glazed window to the rear.

Outside

To the front of the property are raised railway sleeper flower bed borders with a range of mature plants & shrubs. The rear garden offers a good level of privacy and comprises a plum slate section, turfed lawn, flower bed borders with a range of mature plants & shrubs, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the side.