

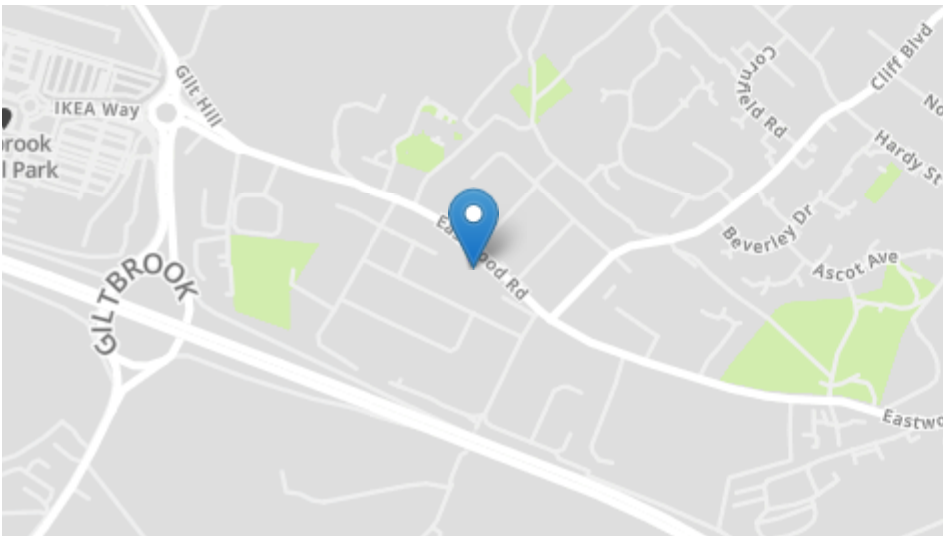
Eastwood Road, Kimberley, NG16 2HQ

£280,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Semi Detached Period Cottage
- 3 Bedrooms
- Downstairs WC & Utility Room
- Open Plan Lounge, Kitchen and Dining Area
- Conservatory
- Off Road Parking
- Hand Crafted Larch Wood Lodge
- Excellent Road & Public Transport Links
- Walking Distance To Kimberley Town Centre
- Character Features Throughout

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 - 29092216

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



*** CHARACTER, CHARM & CONVENIENCE *** We are so excited to offer for sale this 'Chocolate Box' cottage which is bursting with character features throughout, including beamed ceilings, exposed brickwork and latched doors. The cottage is steeped in history rumoured to be part of an old farm based in Awsworth, as well as being used by the Drayman that delivered to the Kimberley Brewery in the 1800's. The accommodation comprises in brief; entrance hall, open plan dining room and lounge with log burner, breakfast kitchen, conservatory, utility room & downstairs WC. On the first floor the landing leads to the three bedrooms - two of which are double - and the bathroom which is fitted with a white 3 piece suite. Outside, the rear garden offers an excellent level of privacy and consists of a patio area, lawn, mature plants, shrubs & flowers and a range of fruit trees as well as a herb garden. The hand crafted larch wood lodge would make an ideal home office or studio. A concrete driveway to the side provides off road parking for 2/3 cars. The property is located just half a mile from Kimberley Town Centre which offers a a range of shops, cafes, public services and amenities. Within a minutes walk you'll find bus stops, a convenience store, micropub and takeaways. Furthermore, the property is offered for sale with NO UPWARD CHAIN, so book your viewing today and you could be in by the end of Summer.

Ground Floor

Entrance Hall

Solid wood entrance door to the front, wooden double glazed windows to both sides, ceiling spotlights, tiled flooring and door to the dining area.

Dining Area

4.32m x 3.81m (14' 2" x 12' 6") Wooden double glazed window to the front with fitted shutter blinds, feature brick fire place, ceiling beams and open access to the lounge.

Lounge

3.84m x 3.78m (12' 7" x 12' 5") Wooden double glazed windows to the front and side with fitted shutters blinds, exposed brick chimney breast with multi fuel burner, ceiling beams, radiator and door to the breakfast kitchen.

Breakfast Area

Stairs to the first floor, single glazed wooden window to the rear and side with secondary glazed unit, ceiling beams, boiler and open access to the kitchen area.

Kitchen

4.28m x 2.13m (14' 1" x 7' 0") A range of matching base units and work surfaces incorporating a one & a quarter bowl ceramic sink & drainer unit. Plumbing for dishwasher, ceiling spotlights and stable door to the conservatory.

Conservatory

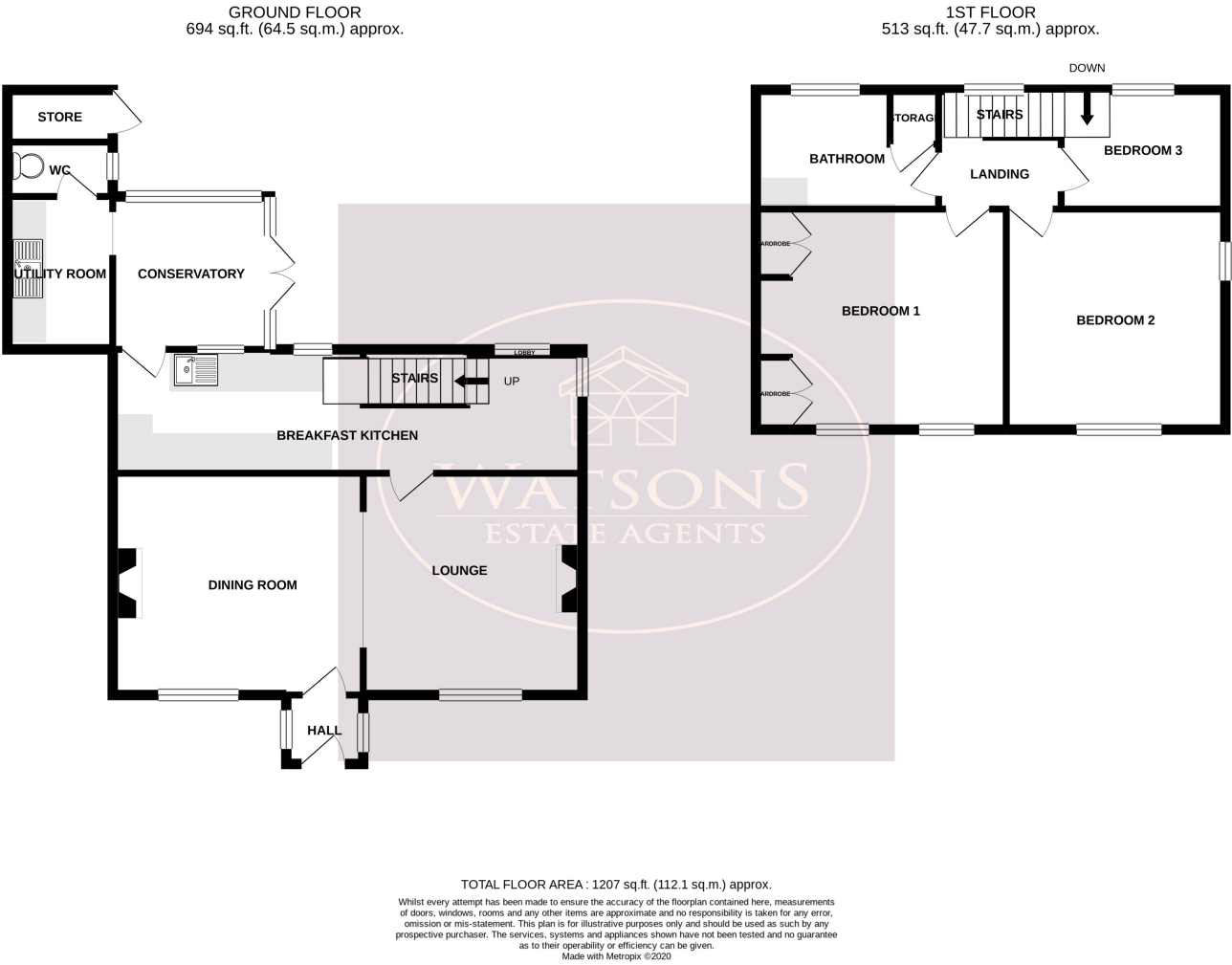
2.87m x 2.66m (9' 5" x 8' 9") Wooden double glazed windows and French doors to the rear garden and door to the utility room.

Utility Room

2.54m x 1.91m (8' 4" x 6' 3") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit, plumbing for washing machine and door to the downstairs WC.

WC

WC and obscured double glazed wooden window to the side.



First Floor

Landing

UPVC double glazed window to the rear and doors to all bedrooms and bathroom.

Bedroom 1

3.88m x 3.88m (12' 9" x 12' 9") Single glazed wooden window to the front with secondary glazed unit, 2 double fitted wardrobes, radiator and access to the attic (partly boarded).

Bedroom 2

3.85m x 3.78m (12' 8" x 12' 5") Wooden double glazed window to the side, single glazed wooden window to the front with secondary glazed unit, radiator and access to the attic.

Bedroom 3

2.5m x 2.16m (8' 2" x 7' 1") UPVC double glazed window to the rear, fitted storage cupboards and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Airing cupboard housing the hot water tank, obscured uPVC double glazed window to the rear and radiator.

Outside

To the front of the property is a rockery, flower bed borders with a range of plants & shrubs and picket fencing adding to the idyllic look of this character cottage. The rear garden offers a good level of privacy with a paved patio, lawn, flower bed borders, plants, shrubs, a herb garden and a range of mature fruit trees including apple, pear, plum, goosebury bushes, black & red currents. The garden is enclosed by timber fencing with gated access to the side. A concrete driveway to the side provides off road parking for 2/3 cars. Further benefits include external power points, an outside tap and brick built store. Handcrafted Larch Wood Lodge - 7.38m x 3.81m (24' 3" x 12' 6") Fully insulated, cool in summer warm in winter, making this an ideal office, studio or with some slight adjustments, a teenage/granny annex. Ceiling spotlights, ample power points, tiled flooring, uPVC double glazed windows, lockable uPVC double glazed french doors to the front and under lighting to the roof.