

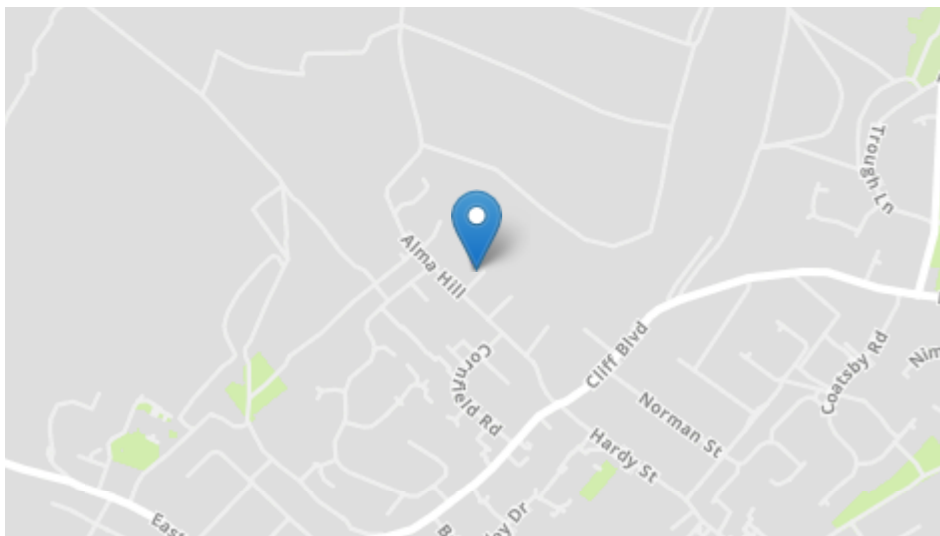
Alma Hill, Kimberley, NG16 2JF

£210,000



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want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
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Ref - 27861342

- Character Cottage
- 2 Bedrooms
- Lounge with multi fuel burner
- Private Courtyard
- Converted Oversized Garage To Garden Room
- Planning Approved To Convert 2nd Oversized Garage
- Character Features Throughout
- Walking Distance To Kimberley Town Centre

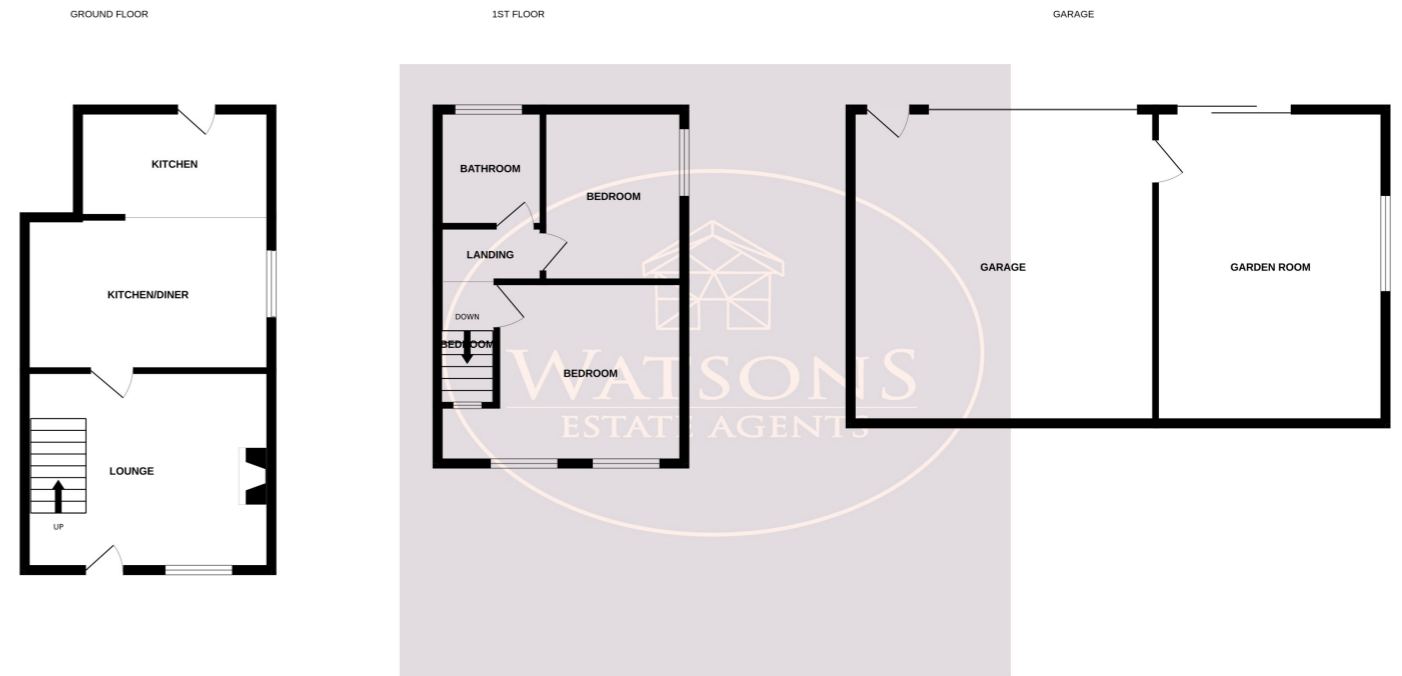
Our Seller says....

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***** CHARACTER & CHARM ***** ***** CHARACTER & CHARM ***** Recently updated by the current owner, this delightful cottage offers character in abundance. With a cozy yet stylish lounge, two bedrooms, and two oversized garages, one of which has been converted to create an outdoor garden room/further reception, with the second having planning permission to do something similar. Located in a quiet residential location, the property overlooks an open lawn area and benefits from ample off street parking to the rear with a driveway. The accommodation in brief comprises: lounge and dining kitchen. Upstairs, the landing leads to both bedrooms and bathroom. Outside, the tarmac driveway provides off road parking leading to the two large garages, one of which has been converted to an outdoor garden room/further reception, whilst the second has planning permission to do something similar. There is a private courtyard with high original stone walls and timber fencing providing an excellent level of privacy, ideal for entertaining on summer evenings. Alma Hill is located just half a mile from the shops & amenities of Kimberley Town Centre with a number of public services nearby including schools & transport links. Character like this does not often come with these benefits so book your viewing before it's too late.

Lounge

3.51m x 4.37m (11' 6" x 14' 4") UPVC double glazed window to the front, door to the front, feature inset multi fuel burner with brick built fireplace surround and solid wood beam over, radiator and ceiling spotlights. Stairs to first floor and radiator. Door to the dining kitchen.

Dining Kitchen

4.7m x 4.28m (15' 5" x 14' 1") A range of matching wall & base units with soft close doors and butchers block style work surfaces with inset Belfast sink. Space for cooker, plumbing for washing machine and dryer, wall mounted combination boiler, wood effect laminate flooring, radiator. UPVC double glazed window to the rear, circular obscured window to the side and radiator.

FIRST FLOOR

Landing

Doors to both bedroom & bathroom.

Bedroom 1

4.41m x 3.3m (14' 6" x 10' 10") UPVC double glazed window to the front, feature ceiling beams and radiator.

Bedroom 2

3.1m x 2.54m (10' 2" x 8' 4") UPVC double glazed window to the rear and radiator.

Bathroom

Three piece suite in white comprising of WC, table top vanity sink unit and bath with mains fed shower over. Obscured uPVC double glazed window to the side and radiator.

Outside

The shared tarmac driveway leads to the two large garages which feature original stonework, one of which has been converted to create an outdoor garden room with the second having planning permission to do something similar. There is a private courtyard to the rear with high original stonework walls and timber fencing providing privacy which makes this an ideal space for entertaining on summer evenings. Lawn and 2 tiered timber decked area with flower bed borders. Shared pathway to the front which has a pleasant outlook over an open lawned area. Outside tap, outside feature lighting and power point.