

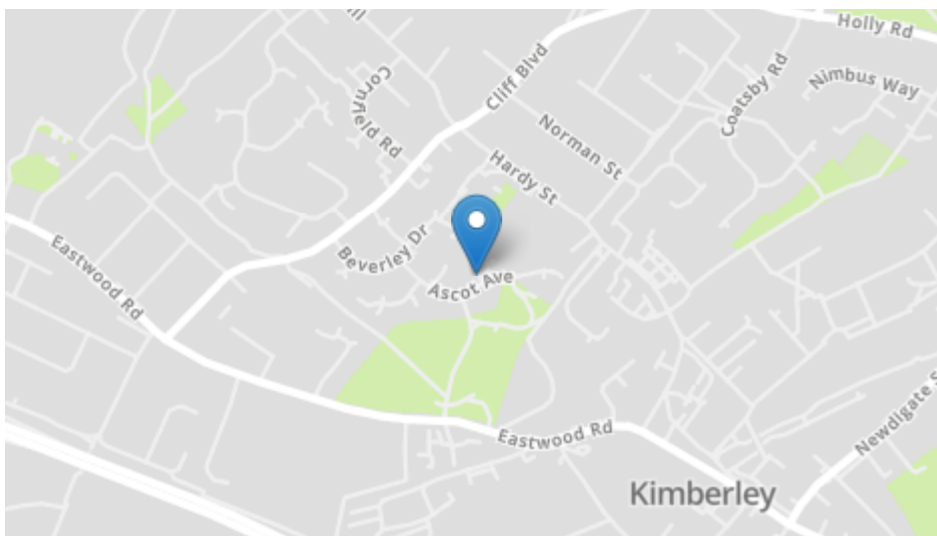
Ascot Avenue, Kimberley, NG16 2TU

Guide Price £300,000



Ascot Avenue, Kimberley, NG16 2TU

Guide Price £300,000



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 - 29504817

- Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs WC & Conservatory
- Off Road Parking & Garage
- South Facing Rear Garden
- Cul De Sac Location
- Walking Distance To Kimberley Town Centre
- Favoured School Catchment

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



*** GUIDE GUIDE £300,000 - £325,000 *** GIVE YOURSELF THE 'ROYAL' TREATMENT ON ASCOT AVENUE *** A superb three bedroom detached family home on this sought after cul-de-sac in Kimberley. Located on a generous corner plot and featuring two reception rooms, a downstairs WC, conservatory, south-facing rear garden, and detached double garage. Briefly comprising; entrance hallway, downstairs WC, lounge, dining room, conservatory, kitchen. To the first floor, three bedrooms and shower room. Outside, the property is located on a generous corner plot, with potential to extend(subject to planning). To the front is a lawned garden, and to the side a detached double garage, one is currently set up as a utility room. The rear garden is privately enclosed and has the benefit of being south-facing, meaning you can enjoy summer evenings. Located on the edge of Kimberley with elevated views across the town and further afield, nearby amenities include favoured schools, shops, a supermarket, and excellent transport and commuter links. Contact Watsons to arrange a viewing.

Ground Floor

Porch

1.85m x 1.7m (6' 1" x 5' 7") Brick & uPVC double glazed construction, entrance door to the front and door to the entrance hall.

Entrance Hall

Door to the WC and door to the lounge.

WC

Obscured uPVC double glazed window to the side, WC, vanity sink unit and radiator.

Lounge

4.86m x 4.1m (15' 11" x 13' 5") UPVC double glazed windows to the side & front, radiator, feature fire place, storage cupboard and open to the dining room. Stairs to the first floor.

Dining Room

3.41m x 2.5m (11' 2" x 8' 2") 2 uPVC double glazed windows to the side, radiator, door to the conservatory and open to the kitchen.

Kitchen

3.45m x 2.54m (11' 4" x 8' 4") A range of matching wall & base units, wooden work surfaces incorporating an inset Belfast sink. Integrated electric oven & hob and dishwasher. UPVC double glazed window to the rear, radiator, tiled flooring and door to the rear garden.

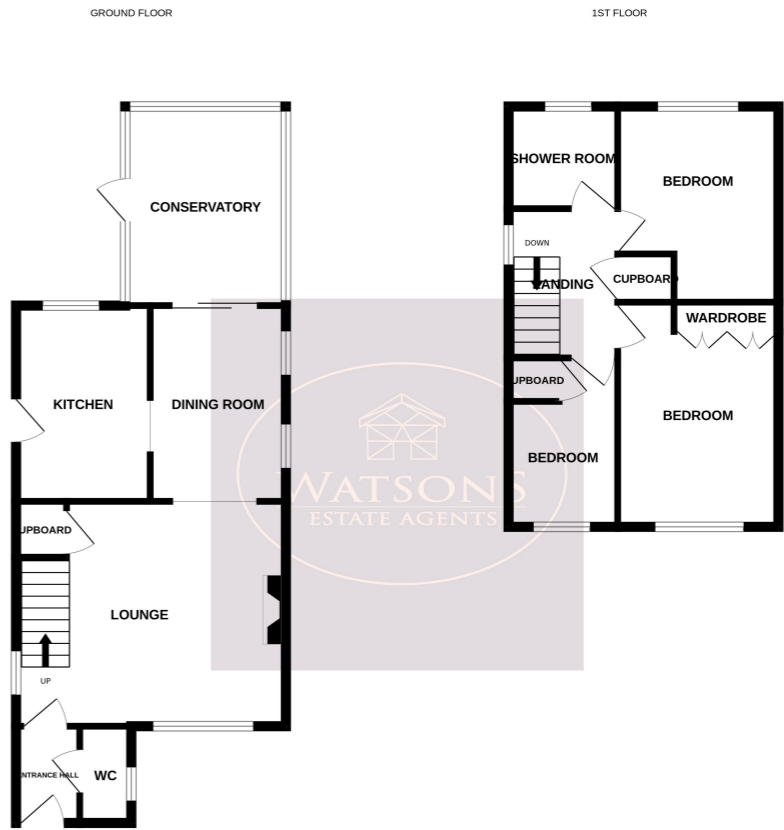
Conservatory

3.63m x 2.99m (11' 11" x 9' 10") UPVC double glazed construction, ceiling fan and door to the rear garden.

First Floor

Landing

UPVC double glazed construction to the side, access to the attic (partly boarded and housing the combination boiler). Doors to all bedrooms and bathroom.



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.
Made with Metropix i2025

Bedroom 1

3.96m x 2.78m (13' 0" x 9' 1") UPVC double glazed window to the front, a range of fitted furniture and radiator.

Bedroom2

3.67m x 2.88m (12' 0" x 9' 5") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.01m x 2.07m (9' 11" x 6' 9") UPVC double glazed window to the front, storage cupboard and radiator.

Shower Room

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Obscured uPVC double glazed window to the rear, tiled flooring and chrome heated towel rail.

Outside

To the front of the property is a turfed lawn and flower bed borders with a range of mature plants & shrubs. A paved driveway provides off road parking for 2 cars and leads to the detached double garage with up & over door and power and door to the utility room with plumbing for washing machine. The South facing rear garden comprises a paved patio seating area and raised flower bed borders with a range of mature plants & shrubs. . The garden is enclosed by wall to he perimeter with gated access to the side.

Agents Note

The seller has provided us with the following information: the boiler is in the loft and is 1 year old.