

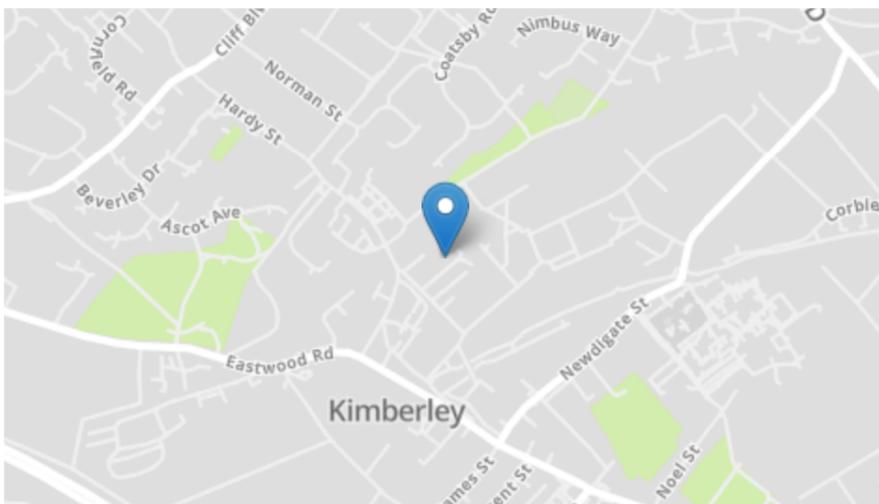
Browns Flats, Kimberley, NG16 2JU

Offers Over £425,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Bungalow
- 4 Good Size Bedrooms
- Modern Open Plan Dining Kitchen
- 2 En Suites & 4 Piece Family Bathroom
- Off Road Parking
- Private Rear Garden
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Favoured School Catchment
- No Upward Chain

Our Seller says....

"This family bungalow was designed and built in 2020 to our specification to be easy to live with on a quiet street, with a zero maintenance garden that can be enjoyed all year round."

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 - 30127231

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



GROUND FLOOR



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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*** SINGLE STOREY LIVING WITH THE WOW FACTOR *** There is so much more than meets the eye with this stunning four bedroom detached bungalow. Located within walking distance to Kimberley town centre, this modern property offers style and space in abundance, along with character features and lots of natural light, creating a wonderful homely space. Features include two en-suite bedrooms, an open plan dining kitchen, a private and low maintenance garden, and ample off road parking. Briefly comprising; entrance hallway, dining kitchen, lounge, four bedrooms, two with en-suite wet rooms, and bathroom. Outside, the property sits on a lovely plot with a private courtyard area to the front, along with a blocked paved driveway providing ample off road parking. Kimberley town centre is a short walk away where you'll find all day to day amenities including shops, a supermarket, cafe's and pubs. There are bus routes close by, along with access to the A610, M1 and the Ikea retail park. Contact Watsons to arrange a viewing.

Porch

Wooden entrance door to the front, wooden door to the entrance hall.

Entrance Hall

Ceiling spotlights and access to the attic. Wooden doors to all bedrooms, bathroom, wet room and open to the dining kitchen.

Dining Kitchen

9.22m x 3.94m (30' 3" x 12' 11") A range of matching high gloss wall & base units work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: double electric oven & hob with extractor over, microwave, fridge freezer, washing machine and dishwasher. Feature exposed brickwork, ceiling spotlights, 2 vertical radiators, breakfast bar. Wooden flooring, uPVC double glazed window to the side, velux window and bi folding doors to the garden. Wooden and glazed French doors to the lounge.

Lounge

5.41m x 3.51m (17' 9" x 11' 6") UPVC double glazed window to the side, wooden flooring, ceiling spotlights, vertical radiator and wooden door to the rear garden.

Primary Bedroom

3.56m x 3.53m (11' 8" x 11' 7") 2 uPVC double glazed windows to the rear, wooden flooring, ceiling spotlights and radiator. Wooden door to the wet room.

Wet Room

3 piece suite in white comprising: concealed cistern WC, wall mounted sink and wall mounted shower. Ceiling spotlights, extractor fan, chrome heated towel rail and obscured uPVC double glazed window to the rear.

Bedroom 2

3.51m x 2.92m (11' 6" x 9' 7") UPVC double glazed window to the rear, vertical radiator, ceiling spotlights and wooden flooring. Wooden door to the wet room.

Wet Room

3 piece suite in white comprising: concealed cistern WC, wall mounted sink and wall mounted shower. Ceiling spotlights, extractor fan, chrome heated towel rail and obscured uPVC double glazed window to the rear.

Bedroom 3

2.92m x 2.57m (9' 7" x 8' 5") UPVC double glazed window to the front, vertical radiator, ceiling spotlights and wooden flooring.

Bedroom 4

3.94m x 2.34m (12' 11" x 7' 8") UPVC double glazed window to the front, vertical radiator, ceiling spotlights and wooden flooring.

Bathroom

4 piece suite in white comprising WC, wall mount vanity sink unit with feature table top sink, freestanding bath and walk in shower cubicle. Extractor fan, ceiling spotlights and obscured uPVC double glazed window to the front.

Outside

To the front of the property a block paved driveway provides ample off road parking. The rear and side of the property offer a good level of privacy and comprises a private courtyard garden, artificial lawn, paved patio seating area and external tap. The garden is enclosed by wall and timber fencing to the perimeter with gated access to the side.

Agents Note

The seller has provided us with the following information: the boiler is in the attic and is 5 years old. It was last serviced in 2021.