

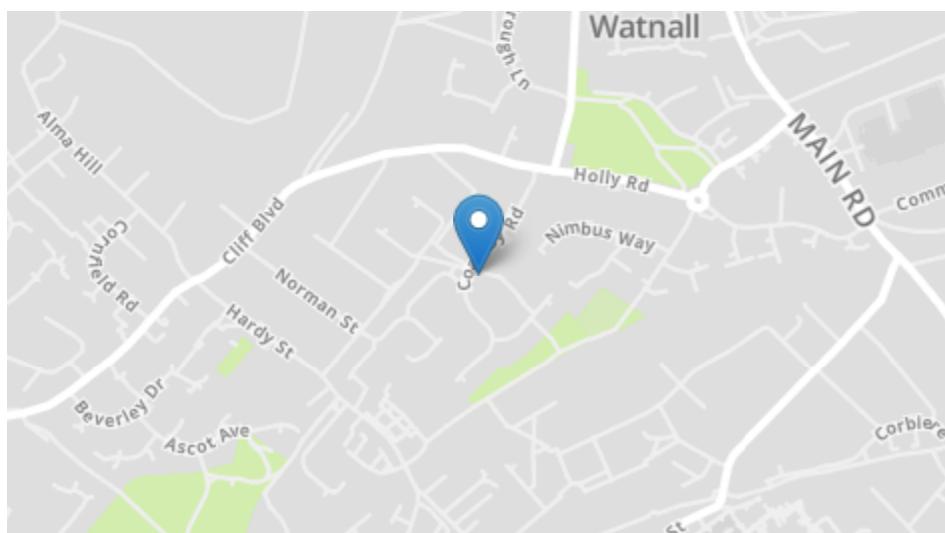
Coatsby Road, Kimberley, NG16 2TG

£280,000



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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 - 27905540

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.



- Detached Family Home
- 3/4 Bedrooms
- Spacious Lounge & Dining Area
- Modern Fitted Dining Kitchen
- Conservatory & Downstairs WC
- Driveway & Garage
- Generous Rear Garden
- Walking Distance to Kimberley Town Centre

Our Seller says....

40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577

8am-8pm - 7days



*** GET YOUR 'COAT' WE'VE FOUND YOUR NEXT HOME *** A spacious three/four bedroom detached family home located on a popular residential estate in Kimberley. With two reception rooms, conservatory, downstairs wc, and garage, this property offers huge scope to create your dream home. Briefly comprising; entrance hallway, lounge, dining room, breakfast kitchen, conservatory, lobby, downstairs wc, access to garage. To the first floor, three/four bedrooms and family bathroom. Outside, to the front is a driveway providing off road parking and access to the garage, and to the rear is a privately enclosed and generous sized garden. Located within close proximity to Kimberley town centre, the towns amenities are in easy reach, along with excellent transport links and favoured schools. Contact Watsons today to arrange your viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, door to the lounge and stairs to the first floor.

Lounge

5.42m x 3.7m (17' 9" x 12' 2") UPVC double glazed window to the front, brick built feature fireplace with real flame gas fire, radiator and opening to the dining room.

Dining Room

4.7m x 3.29m (15' 5" x 10' 10") UPVC double glazed window to the rear, radiator, doors to the dining kitchen and lobby and sliding patio doors to the conservatory.

Conservatory

4.35m x 2.58m (14' 3" x 8' 6") Brick and uPVC construction with polycarbonate roof, laminate wood flooring and uPVC double glazed French doors to the rear garden.

Dining Kitchen

4.02m x 3.39m (13' 2" x 11' 1") A range of matching shaker style wall & base units with solid wood surfaces incorporating an inset ceramic 1.5 bowl sink. Integrated appliances including waist height double electric oven and hob with extractor over. UPVC double glazed windows to the front and rear, ceiling spotlights, radiator, laminate wood flooring and uPVC double glazed door to the rear garden.

Lobby

Doors to the dining room, garage and downstairs WC.

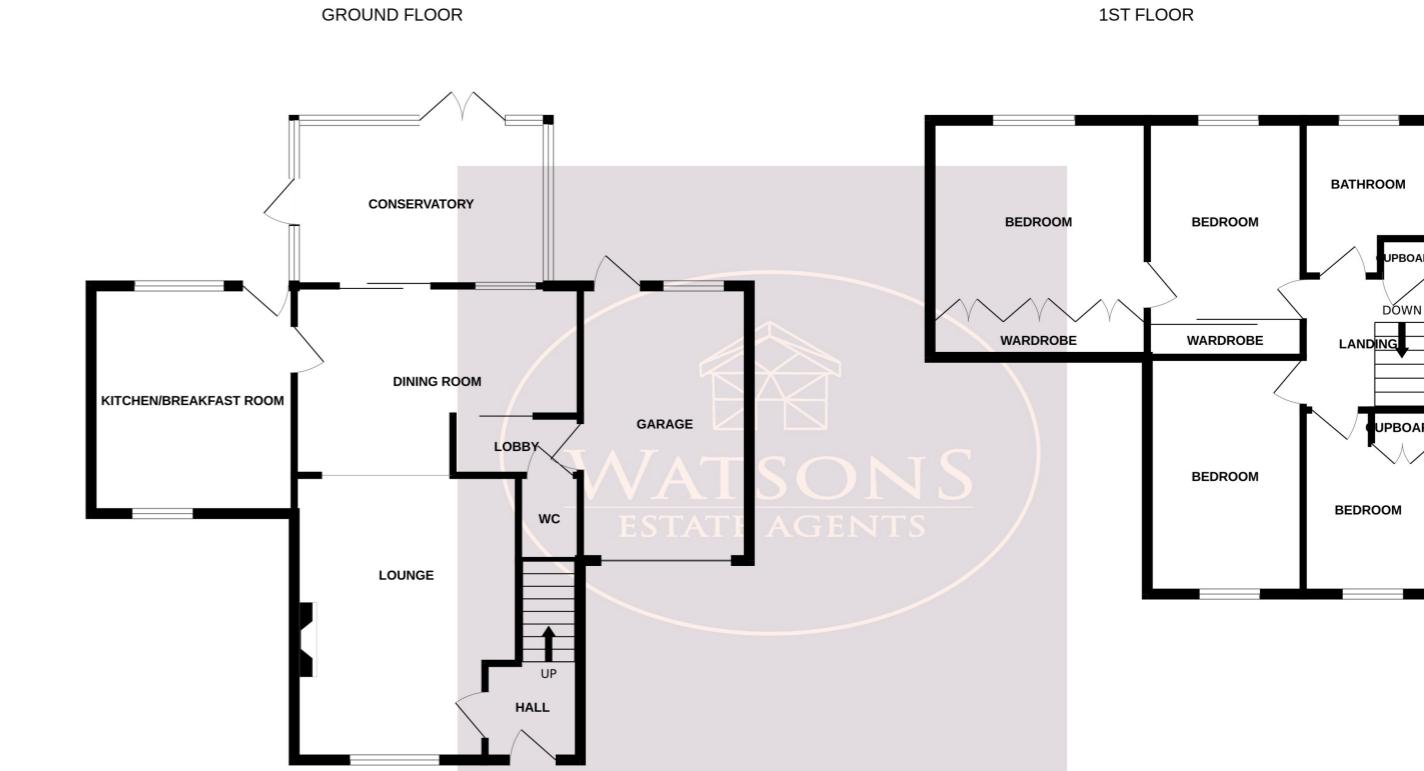
WC

WC and pedestal sink.

First Floor

Landing

uPVC double glazed window to the side, built in airing cupboard, access to the attic and doors to bedrooms 2 & 4, bedroom 3/study and the 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 guidance purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom 2

4.33m x 2.59m (14' 2" x 8' 6") UPVC double glazed window to the front and radiator.

Bedroom 4

3.28m x 2.09m (10' 9" x 6' 10") UPVC double glazed window to the front, radiator and built in storage cupboard.

Bedroom 3/Study

3.59m x 3.52m (11' 9" x 11' 7") UPVC double glazed window to the rear, fitted wardrobe, radiator and door to bedroom 1.

Bedroom 1

3.92m x 3.6m (12' 10" x 11' 10") UPVC double glazed window to the rear, radiator, laminate wood flooring, fitted wardrobes and storage cupboard.

Bathroom

White 3 piece suite comprising; concealed cistern wc, vanity sink unit and panelled bath with electric shower over. Obscured uPVC double glazed window to the rear and partly tiled walls.

Outside

To the front of the property is a turfed lawn, paved driveway leading to the garage fitted with power and up & over door, and flower bed boarders with a range of plants, shrubs and trees. The rear garden is enclosed by timber fences with gated access to the side and comprises; turfed lawn, timber decking, paved patio area and flower bed boarders with a range of mature plants, shrubs and trees.