

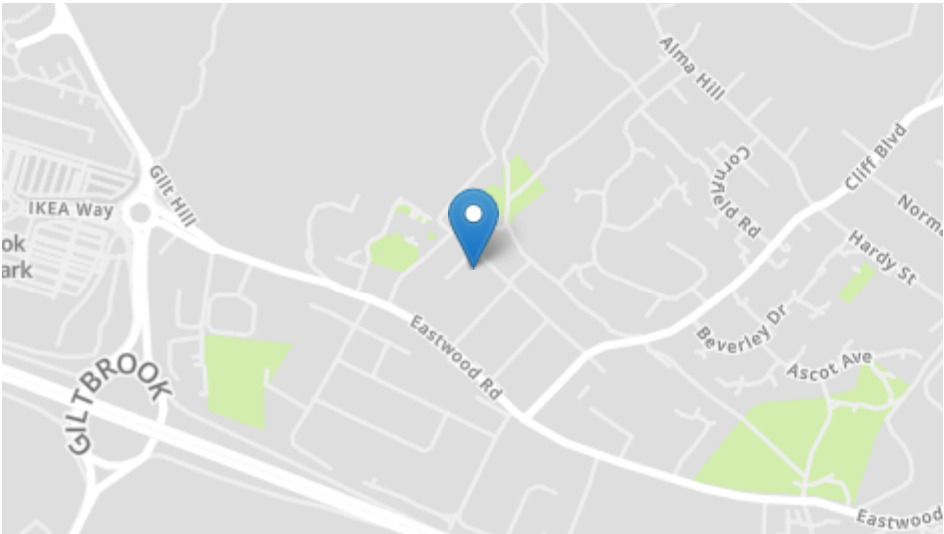
41 Glenfield Avenue, Kimberley, Nottingham, NG16 2HB

£280,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



- Spacious Detached Bungalow
- Larger Than Average Corner Plot
- Two Double Bedrooms
- Loft Room & Shower Room To The First Floor
- Open Plan Lounge & Dining Area
- Fitted Breakfast Kitchen
- Driveway & Double Garage
- No Upward Chain

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 - 29253723

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



*** GARDENERS HAVEN *** Located at the end of a quiet cul-de-sac and brought to the market with no upward chain. This wonderful, two/three bedroom detached bungalow is situated on a superb plot with wrap around gardens, the rear being south-west facing, perfect for summer entertainment. The property benefits from a double garage which is ideal for a number of uses. Briefly comprising: entrance porch, fitted breakfast kitchen, spacious lounge & dining room, inner hallway, two good sized double bedrooms and family bathroom. To the first floor is a loft room/third bedroom and shower room. The outside is a particular feature of the property with mature wrap around gardens, various lawns, borders with mature shrub and tree planning, greenhouse and garden shed. Glenfield Avenue is a popular cul-de-sac location with amenities close by including Kimberley town centre and Ikea retail park along with nearby bus routes and road links to the A610 and M1 motorway. Contact Watsons to arrange a viewing.

Entrance Porch

Space and plumbing for dishwasher and washing machine, tiled flooring and windows to the side and rear elevations. Double glazed door to the breakfast kitchen.

Breakfast Kitchen

4.31m x 3.76m (14'2 x 12'4) A range of units comprising of base and wall units with cupboards and drawers, a range of wall cupboards, glass front display cabinet with cupboards and drawers, work surface with inset one & a half bowl sink and drainer, integrated fridge and freezer, Rangemaster range oven, splash back tiling to walls, tiled flooring, radiator and newly fitted combination boiler. Door to under stairs storage cupboard.

Lounge Area

4.61m x 3.45m (15'1 x 11.4) Adams style fire surround with marble back and hearth, radiator, patio doors to garden, archway through to the dining area.

Dining Area

4.34m x 2.12m (14'3 x 6'11) Double glazed French doors to front elevation and double glazed window to side elevation, radiator.

Inner Hall

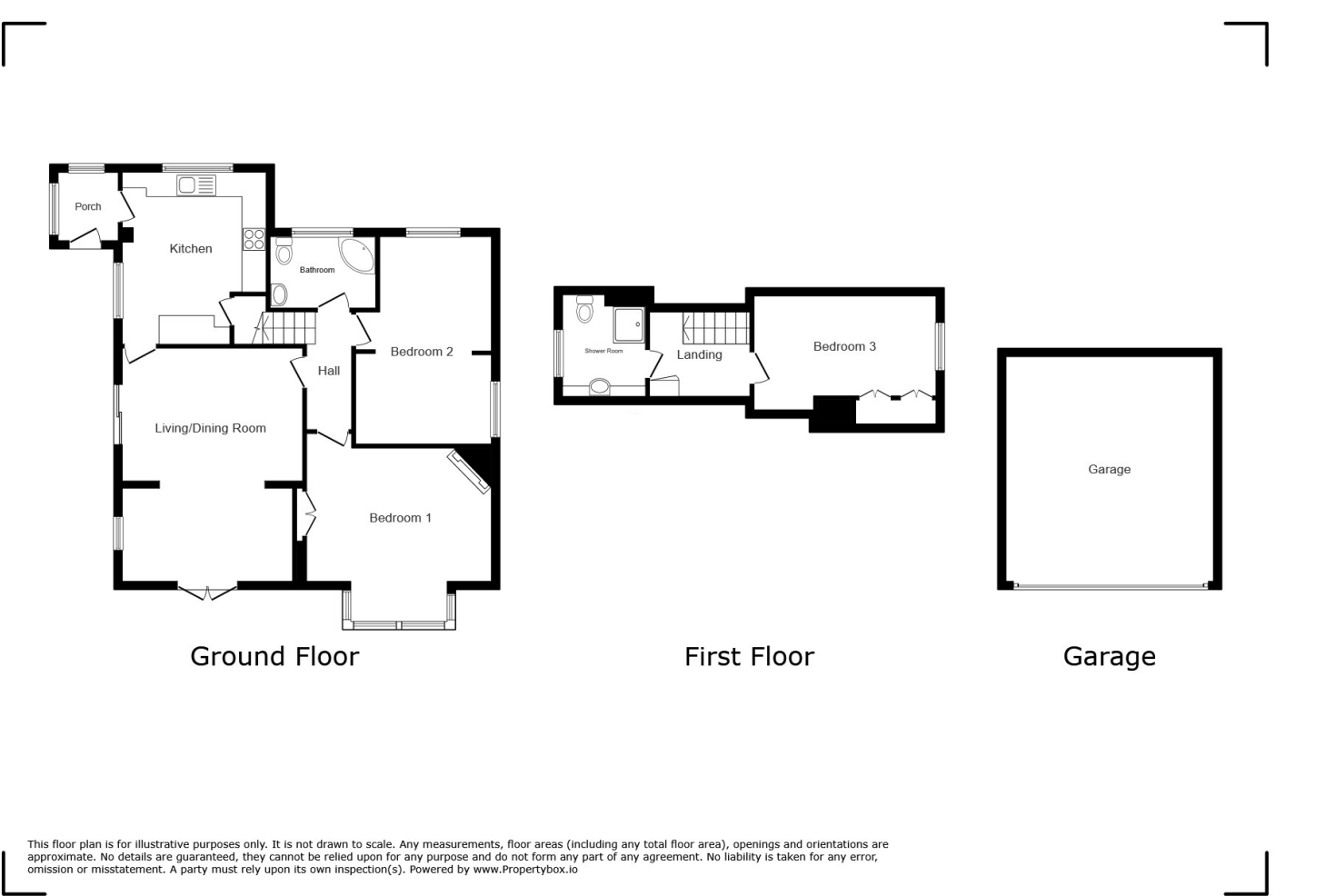
Radiator with decorative cover and stairs to the first floor landing. Doors to bedrooms 1 & 2 and bathroom.

Bedroom 1

4.61m x 4.31m into the bay (15' 1" x 14' 2") UPVC double glazed bay window to the front elevation, radiator and feature fire place with open grate.

Bedroom 2

5.2m x 3.5m (17' 1" x 11' 6") UPVC double glazed windows to the front & side elevation and 2 radiators. (NB this was formally two bedrooms and could easily be converted if required).



Bathroom

Three piece suite comprising of corner bath with bath/shower mixer tap, wash hand basin and low flush WC, radiator, double glazed window to the rear elevation.

First Floor

Landing

Built in storage cupboard and doors to eaves storage. Doors to bedroom 3 and shower room.

Bedroom 3

4.49m x 2.4m (14' 9" x 7' 10") Double glazed window to the side elevation and built in wardrobe.

Shower Room

Three piece suite comprising of walk in shower, low flush WC and vanity unit with cupboards and inset wash hand basin, radiator and double glazed window to side elevation

Outside

The front of the property is accessed via double wrought iron gates with a block paved driveway providing off road parking and leading down the side of the property to a detached DOUBLE GARAGE with electric up and over door, power and lighting. The remainder of the front being laid to lawn with shrub borders. Side access gate leading to the rear garden with paved patio area, various lawns with mature shrub planted borders, feature koi pond. Garden shed. The gardens extend around to the rear with further lawned area and greenhouse.