

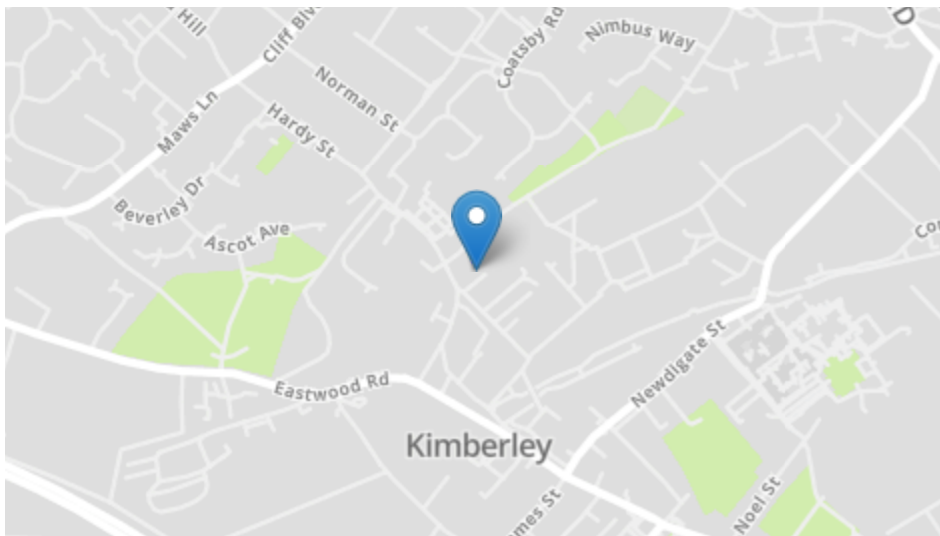
Drayman Court, Kimberley, NG16 2TR

Offers Over £300,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		80	84
		EU Directive 2002/91/EC	



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 - 26155399

- Exclusive Gated Development
- Converted Mews House
- 2 Bedrooms
- Open Plan Dining Kitchen
- En Suite To Primary Bedroom
- Features Include Exposed Brickwork & Original Beams
- Enclosed Walled Courtyard
- 2 Allocated Parking Spaces
- 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

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.





*** THE WOW FACTOR *** Exposed brickwork, spacious rooms and original beams are just some of the features you'll find at this Mews House set in an exclusive gated development, just outside Kimberley Town Centre. Sensitively converted approx. 5 years ago, our sellers have kept the property in pristine condition, and the quality workmanship of the fixtures and fittings look almost as good as the day they were installed. The accommodation is accessed by an oversized stable door, an instant nod to the character that sits behind it. The large lounge gives you an immediate sense of light & space and the multi fuel burner is perfect for those cosy winter nights. Love to entertain? The open plan dining kitchen is fitted with a range of integrated appliances and has ample space for an 8 seater dining table, perfect for dinner parties or family get togethers. A spacious lobby gives access to the enclosed courtyard and the utility room and could easily accommodate a desk & chair, for buyers that need to work from home. On the first floor, the landing leads to a shower room, bedroom 2 and the primary bedroom, where your eyes are just instantly drawn toward the vaulted ceiling and exposed rafters. A chapel style door leads to the en suite bathroom which is both beautiful & practical, and no doubt the most idyllic place to soak away your stresses at the end of a busy day. Outside, the enclosed walled courtyard is private & low maintenance, yet could brought to life throughout the summer with some pretty pots & planters. Access to the courtyard is via secure wrought iron gates and there are two allocated parking spaces directly in front of the property. This is one of those homes that simply must be viewed to be appreciated, so call our team to book and appointment before it's too late.

Ground Floor

Lounge

5.61m x 4.7m (18' 5" x 15' 5") Oversized wooden stable entrance door, exposed ceiling beams, exposed brick walls, wooden flooring with underfloor heating, multifuel burner, doors to the dining kitchen & lobby.

Dining Kitchen

4.7m x 4.52m (15' 5" x 14' 10") A wide range of matching shaker style wall & base units, wooden work surfaces incorporating an inset one & a half bowl sink & drainer unit with flexi tap. Integrated appliances to include: electric oven & microwave, fridge freezer and dishwasher. Inset gas hob with extractor over. Exposed brick walls, ceiling beams, track lighting, tiled flooring with under floor heating and uPVC double glazed window to the front.

Lobby

Stairs to the first floor, under floor heating, exposed brick walls and doors to the utility room and courtyard.

Utility Room

2.49m x 1.88m (8' 2" x 6' 2") Plumbing for washing machine & dryer. Under floor heating.



First Floor

Landing

UPVC double glazed window to the side, access to the attic, under floor heating and doors to the primary bedroom, bedroom 2 and shower room.

Primary Bedroom

4.67m x 4.45m (15' 4" x 14' 7") UPVC double glazed window to the front, under floor heating, vaulted ceiling with exposed rafters, chapel door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and free standing bath. Ceiling spotlights, eaves storage, ceiling beams, under floor heating and velux window to the front.

Bedroom 2

4.14m x 1.91m (13' 7" x 6' 3") UPVC double glazed window to the front, storage cupboard housing the combination boiler, ceiling beams and under floor heating.

Shower Room

3 piece suite in white comprising WC, wall mounted sink and shower cubicle. Ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

Outside

To the side of the property is a private brick paved courtyard which is enclosed by brick walls to the perimeter.