

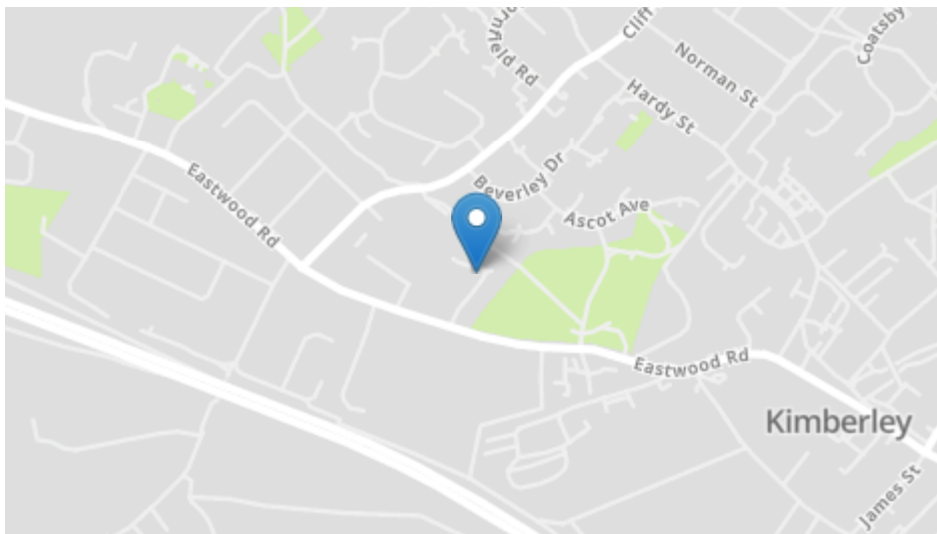
Wentworth Court, Kimberley, NG16 2XB

Guide Price £400,000



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



- Detached Family Home
- 4 Bedrooms
- Snug & Downstairs WC
- En Suite & Family Bathroom
- Driveway & Double Garage
- Private Rear Garden
- Excellent Road & Public Transport Links
- Favours School Catchment

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 - 27332997

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 PRICE £400,000 - £425,000 \*\*\* \*\* SOMETHING A LITTLE BIT DIFFERENT \*\* This detached family home is nestled away in a pleasant cul de sac and has a little more than meets the eye. The living accommodation occupies the first floor, whilst the bedrooms are split across both floors, providing plenty of versatility for a growing family. The accommodation comprises in brief; entrance hall, WC, cloak room and two bedrooms to the ground floor. On the first floor, you'll find the lounge, snug/home office, breakfast kitchen, family bathroom and two further double bedrooms, one of which has an en suite shower room. Outside, to the front is a driveway providing ample off road parking, and access to the double garage. The established rear garden has downward tiered sections comprising of gravel beds with mature shrubs and trees, leading to an enclosed hot tub area. The main patio area is accessed from the lounge and has a beautiful tree lined outlook which changes through the seasons. Wentworth Court is within easy reach of Giltbrook Retail Park, Kimberley town centre and is within walking distance of a bus stop. Kimberley offers a wide range of amenities including cafes, coffee shops, pubs restaurants, doctors surgery, dentist, pharmacy and supermarket. Nearby primary schools include Holywell & Gilt Hill, both of which are feeder schools to 'The Kimberley School & 6th form. Key roads links include the A610, which leads J26 of the M1. For more information, or to book a viewing appointment, call our team.

## Ground Floor

### Entrance Hall

UPVC double glazed entrance door to the front, stairs to the first floor, built in storage cupboard, 2 radiators and doors to the WC, bedrooms 3 & 4 and door to the rear.

### WC

WC, vanity sink unit, chrome heated towel rail and extractor fan.

### Bedroom 3

3.02m x 2.97m (9' 11" x 9' 9") UPVC double glazed window to the rear and radiator.

### Bedroom 4 (Currently used as a study)

2.86m x 2.02m (9' 5" x 6' 8") UPVC double glazed window to the rear and radiator.

## First Floor

### Landing

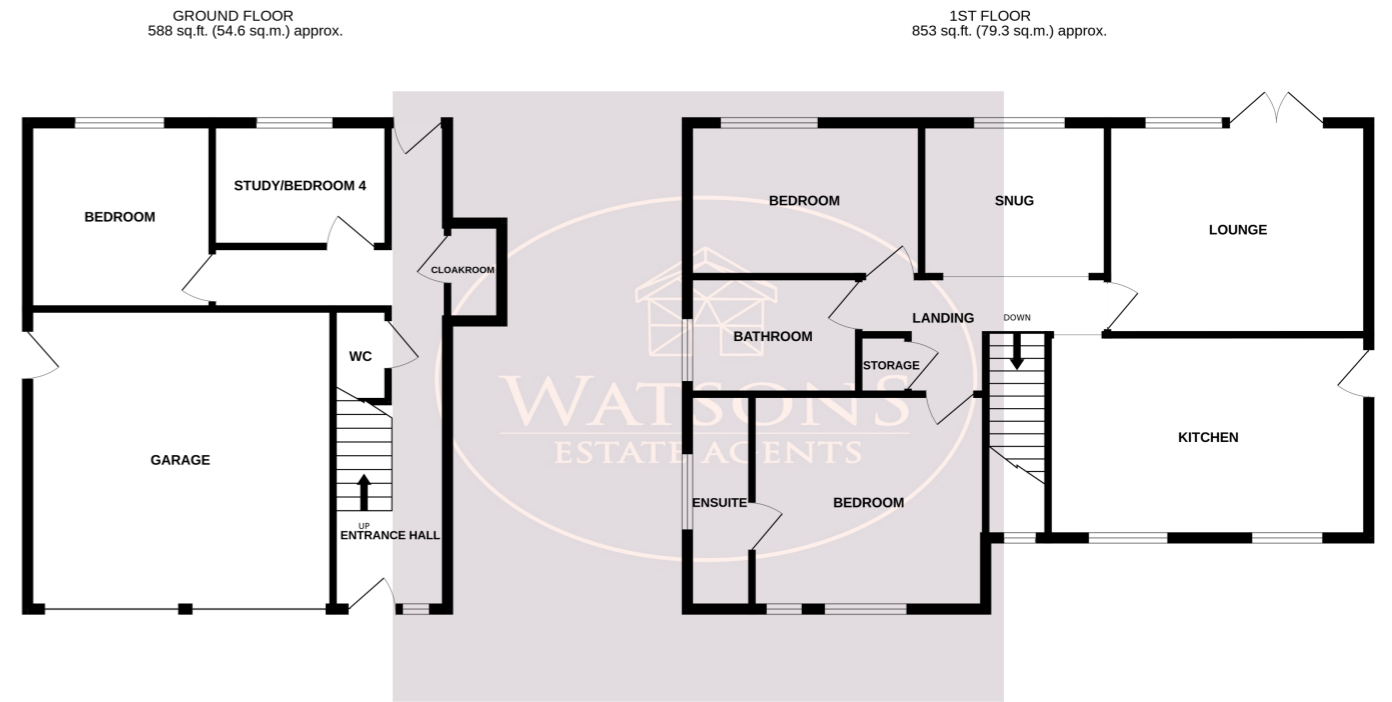
Open to the snug/study and doors to lounge, kitchen, primary bedroom, bedroom 2 and bathroom.

### Snug/Study

3.71m x 3.24m (12' 2" x 10' 8") UPVC double glazed window to the rear and radiator.

### Lounge

4.03m x 3.71m (13' 3" x 12' 2") 2 uPVC double glazed windows to the rear, radiator and French doors to the rear garden.



TOTAL FLOOR AREA : 1441 sq.ft. (133.9 sq.m.) approx.  
 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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### Kitchen

5.07m x 3.17m (16' 8" x 10' 5") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated appliances to include: waist height double electric oven & microwave, electric hob with extractor over, washing machine, dishwasher and Samsung fridge freezer. Wood effect laminate flooring, 2 uPVC double glazed windows to the front, ceiling spotlights, vertical radiator and door to the side.

### Primary Bedroom

3.92m x 3.35m (12' 10" x 11' 0") UPVC double glazed window to the front, radiator and door to the en suite.

### En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with dual rainfall effect shower over. Chrome heated towel rail, ceiling spotlights, heated mirror, extractor fan and obscured uPVC double glazed window to the side.

### Bedroom 2

3.86m x 2.49m (12' 8" x 8' 2") UPVC double glazed window to the rear and radiator.

### Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with mains fed dual rainfall effect shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

### Outside

To the front of the property is a block paved driveway providing ample off road parking leading to the double garage (measuring 5.14m x 4.82m) with 2 up & over doors and power. The rear garden offers a good level of privacy and comprises a tiered paved patio surrounded by a range of mature plants & shrubs, rockery with water feature and hot tub. The garden is enclosed by wall & timber fencing to the perimeter with gated access to both side.