

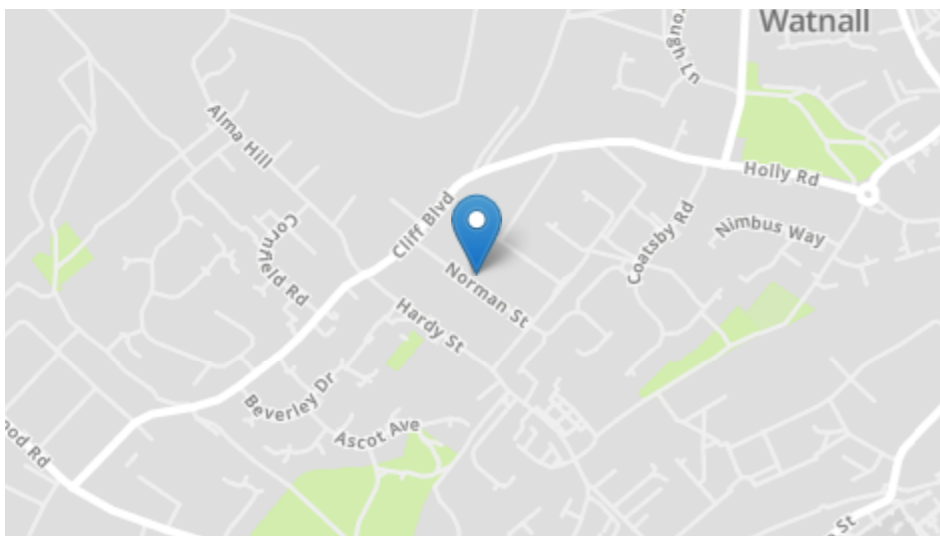
Norman Street, Kimberley, NG16 2LA

Offers Over £280,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(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	



- 3 Storey Detached Victorian Home
- 3 DOUBLE Bedrooms
- 2 Reception Rooms
- Family Bathroom & Downstairs Shower Room
- Generous Rear Garden
- Potential For Off Road Parking
- Character Features Throughout
- Fully Renovated Throughout

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 - 28094604

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



\*\*\* TICK THOSE BOXES! \*\*\* The red brick and high ceilings are typical of the character with the homes in this popular part of Kimberley, but this one ticks a lot of boxes to make it a particularly appealing and functional family home. Arranged over 3 floors, the accommodation is very well presented throughout and comprises: entrance hall, lounge, dining room which opens nicely into the kitchen making this a very family friendly space. Stairs to the first floor landing lead to bedrooms 2 & 3 (both double) along with the family bathroom, then stairs lead up to bedroom 1 which is also a really good size. Outside, the gravelled front can accommodate a car and planning permission for a drop kerb can be applied for if desired, whilst the generous lawned rear with fixed children's play equipment is an excellent space for kids & pets. Kimberley Town Centre is only a short walk away and there are great transport links with tram park & ride and M1 motorway all just a short drive away. Families will also appreciate the favoured school catchments. Call our sales team to arrange a viewing.

## Ground Floor

### Entrance Hall

Entrance door to the front, stairs to the first floor, radiator, wood effect laminate flooring, doors to the lounge, shower room and open to the dining room.

### Lounge

4.58m x 3.64m (15' 0" x 11' 11") UPVC double glazed bay window to the front, radiator and feature cast iron fire with ornate tile surround and wooden fire place surround.

### Dining Room

3.83m x 3.64m (12' 7" x 11' 11") Wood effect laminate flooring, vertical radiator, inset multi fuel burner, wood effect laminate flooring, French doors to the rear garden and open to the kitchen.

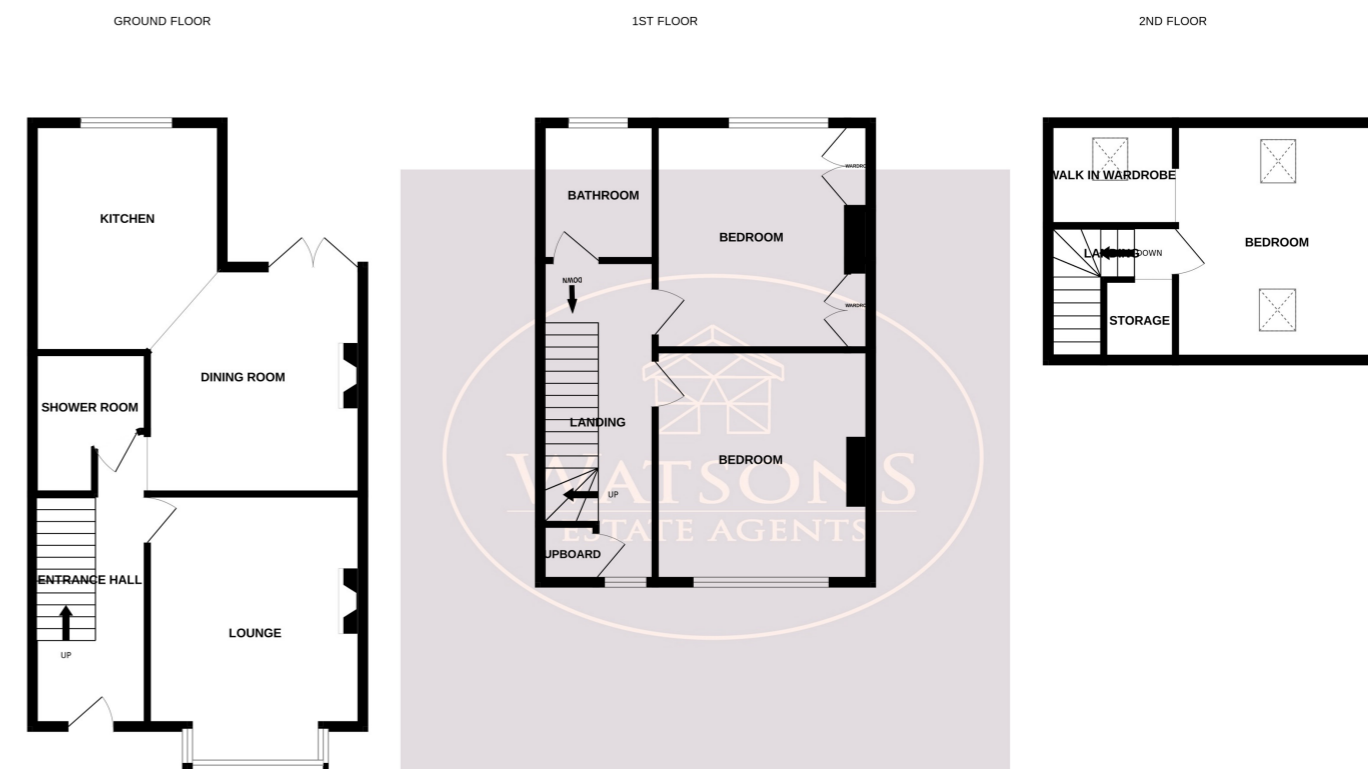
### Kitchen

3.88m x 3.21m (12' 9" x 10' 6") A range of matching wall & base units, wooden work surfaces incorporating an inset sink & drainer unit. Integrated electric oven and hob with extractor over. Plumbing for washing machine & dishwasher. Wood effect laminate flooring, ceiling spotlights, radiator, uPVC double glazed window to the rear and integrated Worcester Bosch combination boiler.

## First Floor

### Landing

UPVC double glazed window to the front and doors to bedrooms 2 & 3 and family 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 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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### Bedroom 2

3.93m x 3.64m (12' 11" x 11' 11") UPVC double glazed window to the front and radiator.

### Bedroom 3

3.83m x 3.25m (12' 7" x 10' 8") UPVC double glazed window to the rear, fitted wardrobes and radiator.

### Bathroom

2.32m x 1.94m (7' 7" x 6' 4") 3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Traditional radiator and obscured uPVC double glazed window to the rear.

## Second Floor

### Landing

Open to the storage cupboard measuring 1.36m x 1.21m and door to the bedroom 1.

### Bedroom 1

4.01m x 3.43m (13' 2" x 11' 3") 2 velux windows, exposed ceiling beams and built in eaves storage. Walk in wardrobe measuring 2.15m x 1.74m with velux window.

## Outside

To the front of the property are gravel beds, raised railway sleeper flower bed borders and is enclosed by original stone wall. The low maintenance rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs. To the rear of the garden is a barked play area & play equipment and timber built shed. The garden is enclosed by hedge and timber fencing to the perimeter with gated access to the side.