

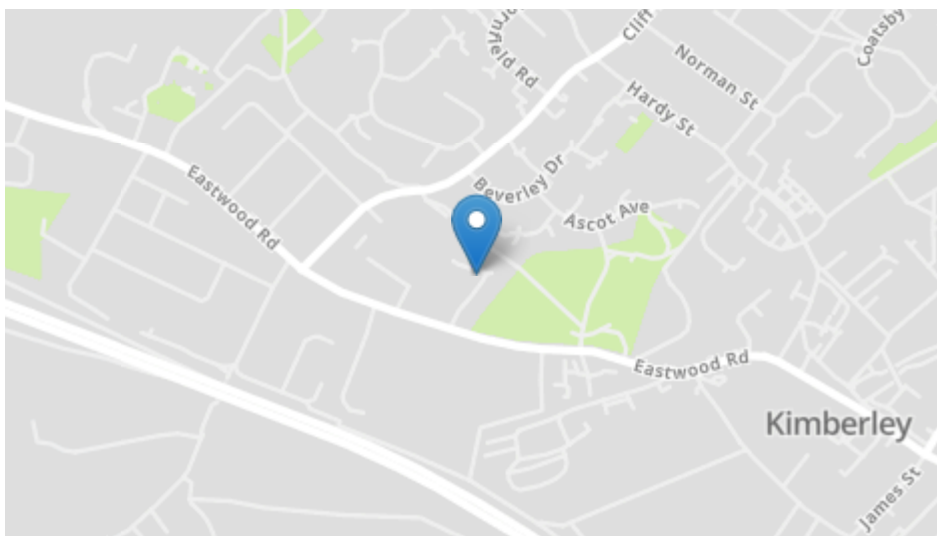
Wentworth Court, Kimberley, NG16 2XB

Guide Price £290,000



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



- Detached Family Home
- 3 Bedrooms
- Generous Lounge Diner
- Downstairs Shower Room
- Conservatory
- Driveway & Garage
- Popular Cul De Sac Location
- Walking Distance To Kimberley Town Centre

Our Seller says....

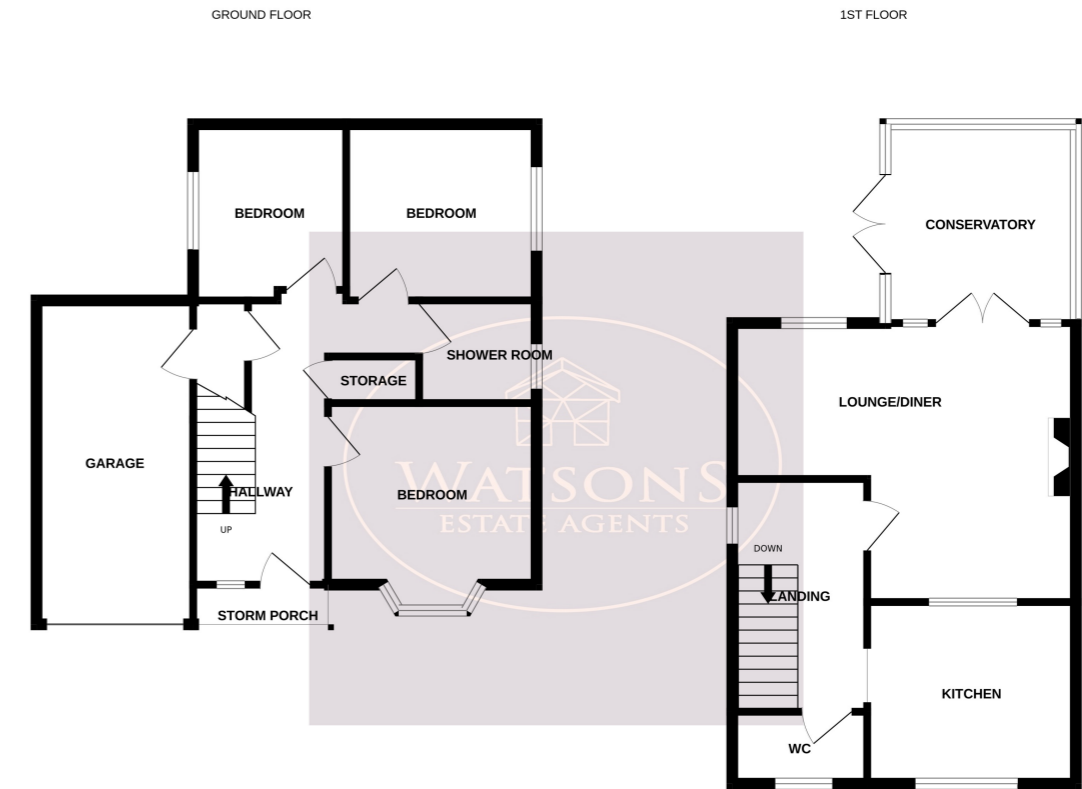
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 26972494

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



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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*** GUIDE PRICE £290,000 - £300,000 **** *** LOCATION LOCATION LOCATION *** Wentworth Court is a desirable cul-de-sac which lies within walking distance of Kimberley Town Centre, with schools & parks also nearby. The accommodation is very versatile and we highly recommend viewing to see how it could work for you. In brief, to the first floor there is a generous living space with access to the conservatory and partly open to the kitchen which makes it great inclusive space for families. There is also a wc on the same level, whilst the 3 bedrooms and family bathroom are at ground level. The property comes with ample off street parking including TWO SEPARATE DRIVEWAYS & GARAGE and the lawned rear garden is a particularly appealing space with a high level of privacy. Whilst families will appreciate the favoured school catchments of this location, there is also great transport links with a regular bus service and easy access to key road links including the A610 & M1 motorway. Call our sales team now to arrange a viewing.

Ground Floor

Storm Porch

Door to the entrance hall.

Entrance Hall

Stairs to the first floor, built in storage cupboard and doors to all bedrooms and shower room.

Bedroom 1

3.2m x 3.18m (10' 6" x 10' 5") UPVC double glazed bay window to the front, a range of fitted furniture and radiator.

Bedroom 2

2.92m x 2.7m (9' 7" x 8' 10") UPVC double glazed window to the side and radiator.

Bedroom 3

2.71m x 2.35m (8' 11" x 7' 9") UPVC double glazed window to the side and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Obscured uPVC double glazed window to the side and tiled flooring.

First Floor

Landing

UPVC double glazed window to the side and doors to the WC, lounge/diner and open to the kitchen.

WC

WC, vanity sink unit.

Lounge/Diner

5.26m x 4.28m (17' 3" x 14' 1") UPVC double glazed window to the rear, radiator, feature fire place with inset space for fire and French doors leading to the rear garden.

Breakfast Kitchen

3.2m x 2.79m (10' 6" x 9' 2") A range of matching wall & base units, work surfaces incorporating an inset sink. Integrated appliances to include: electric oven and gas hob with extractor over, microwave, fridge freezer, washing machine and dishwasher. Breakfast bar. UPVC double glazed windows to the rear & front.

Conservatory

3.05m x 2.92m (10' 0" x 9' 7") UPVC double glazed windows to the front & side and French doors leading to the rear garden.

Outside

To the front of the property a tarmac driveway provides ample off road parking leading to the single garage with up & over door and power. The rear garden comprises a paved patio, timber decking seating area, steps up to the turfed lawn, gravel borders with a range of plants & shrubs. 2 further timber decking seating areas with summer house and covered pergola.