

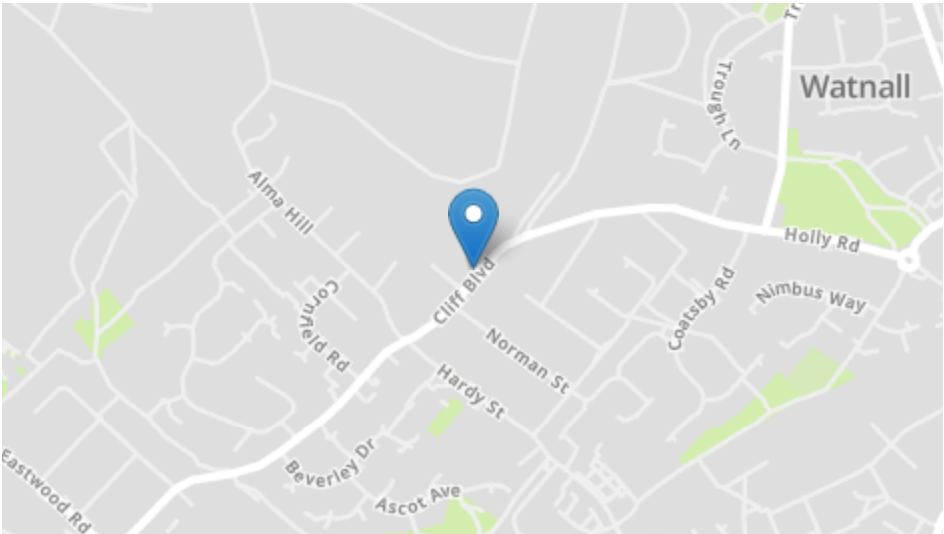
Cliff Boulevard, Kimberley, NG16 2JJ

£550,000



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- Extended Detached Dormer Bungalow
- 5 Bedrooms
- 5 Reception Rooms
- 4 Bathrooms
- Private Driveway
- Ample Off Road Parking & Detached Double Garage
- Private Rear Garden with Open Views
- Walking Distance To Amenities
- Totally 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 - 29055355

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



PREPARE TO BE AMAZED! A stunning, totally unique and individual home, tucked away down a private road off Cliff Boulevard, lying close to Kimberley town centre. Features include, five bedrooms, five reception rooms, a stunning balcony off the primary bedroom with open views across fields, a driveway, and detached double garage amongst many more. The current vendor has totally transformed this home, offering flexible living accommodation. Briefly comprising; entrance hallway, downstairs WC, breakfast kitchen, bathroom, study, sitting room, dining room, garden room, lounge, two bedrooms. The first floor is split into two separate areas, with two staircases, the first has two generous bedrooms, and the other with primary bedroom and balcony, with wonderful views over the garden and fields beyond. Outside, the property is located right at the top of this private road, with a driveway providing off road parking, and a detached double garage. To the rear is a totally private, mature garden, with fields beyond. A fantastic position, within easy reach of Kimberley town centre and all the amenities on offer, along with excellent road links. Homes like this very rarely come to the market, avoid disappointment and contact Watsons to arrange a viewing.

Ground Floor

Storm Porch

Entrance door to the entrance hall with feature circular window.

Entrance Hall

6.11m x 2.4m (20' 1" x 7' 10") 2 UPVC double glazed windows to the side, feature arched window, wood effect laminate flooring, vaulted ceiling, feature circular window, stairs to the first floor with glass balustrades, stairs up to the inner hall and wooden doors to the WC, breakfast kitchen and sitting room.

Wc

WC, pedestal sink unit, extractor fan and wood effect laminate flooring.

Breakfast Kitchen

4.77m x 4.57m (15' 8" x 15' 0") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for Range style cooker with extractor over. Integrated electric oven & microwave. Tiled flooring, radiator and wooden doors to the cupboard, utility room and open to the dining room.

Utility Room

3.49m x 1.19m (11' 5" x 3' 11") A range of matching wall & base units, plumbing for washing machine, uPVC double glazed window to the front and door to the side leading to the rear garden.

Dining Room

4.04m x 3.01m (13' 3" x 9' 11") UPVC double glazed window to the side, wood effect laminate flooring and sliding patio doors to the garden room.

Sitting Room

5.12m x 3.87m (16' 10" x 12' 8") Sliding patio doors to the garden room, wood effect laminate flooring, radiator, ceiling coving and feature fire place.

Inner Hall

Wooden doors to bedrooms 4 & 5, bathroom and study.

Bedroom 4

5.12m x 2.91m (16' 10" x 9' 7") Fitted wardrobes, wood effect laminate flooring, radiator and sliding patio doors to the garden room.

Bedroom 5

3.91m x 3.04m (12' 10" x 10' 0") UPVC double glazed window to the side, a range of fitted furniture, wood effect laminate flooring and radiator.

Bathroom

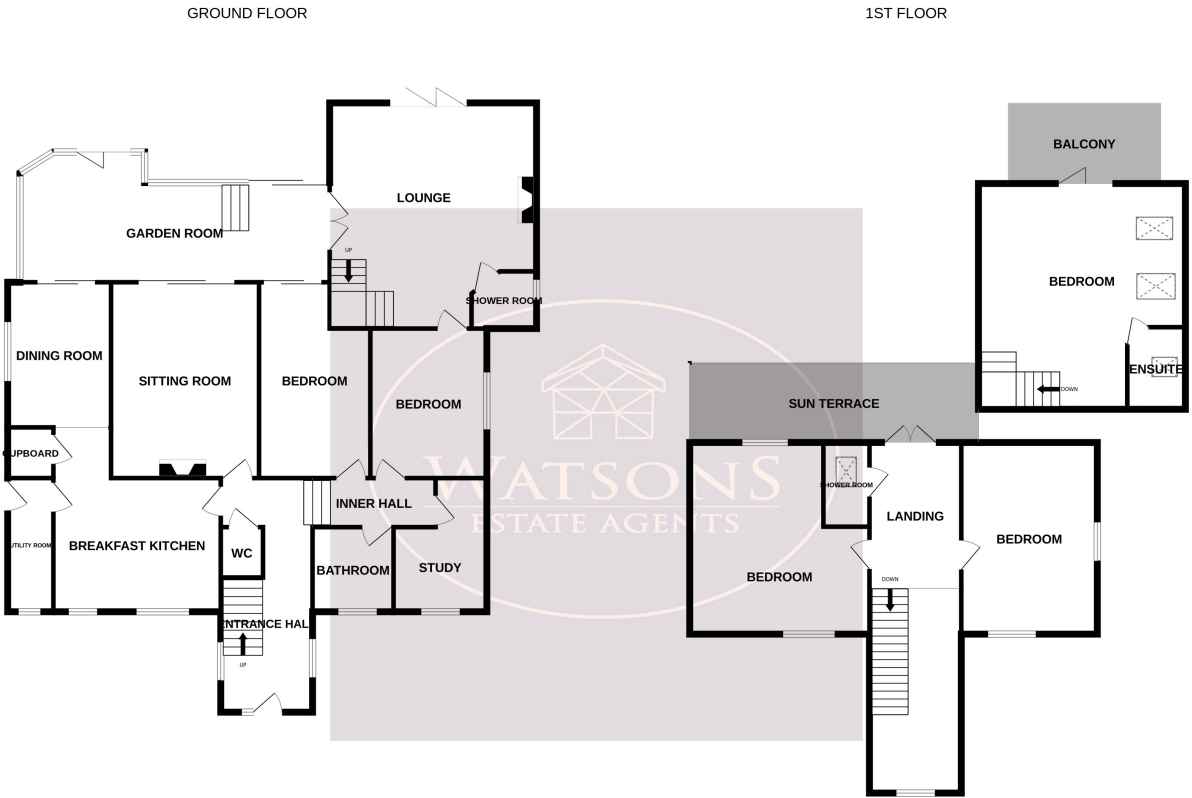
2.21m x 2.12m (7' 3" x 6' 11") 3 piece suite in white comprising WC, vanity sink unit and comer bath with power jets. Extractor fan, chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the front.

Study

3.49m x 2.44m (11' 5" x 8' 0") UPVC double glazed window to the front and radiator.

Lounge

5.43m x 3.9m (17' 10" x 12' 10") French doors to the garden room, bi folding doors to the rear garden, wood effect laminate flooring. Stairs up to the primary bedroom. Wooden doors to bedroom 5 and shower room.



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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Shower Room

1.7m x 1.49m (5' 7" x 4' 11") 3 piece suite in white comprising WC, vanity sink unit and comer shower cubicle. Chrome heated towel rail, ceiling spotlights and uPVC double glazed window to the side.

Garden Room

8.09m x 3.4m (26' 7" x 11' 2") Brick & uPVC double glazed construction with apex roof, steps up to French doors leading to the lounge. Tiled flooring, ceiling spotlights and radiator. Sliding patio doors and bi folding doors leading to the rear garden.

First Floor

Primary Bedroom

6.12m x 5.6m (20' 1" x 18' 4") 2 velux windows, ceiling spotlights, radiator. Wooden door to the en suite and bi folding doors to the balcony measuring 4.0m x 2.11m with glass balustrades and open views.

En Suite

2.14m x 1.52m (7' 0" x 5' 0") 3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Velux window, chrome heated towel rail.

Landing

9.16m x 2.4m (30' 1" x 7' 10") UPVC double glazed window to the front, wooden doors to bedrooms 2 & 3 and shower room. French doors to the sun terrace measuring 7.54m x 2.08m with open views.

Bedroom 2

5.0m x 4.69m (16' 5" x 15' 5") UPVC double glazed window to the rear overlooking the sun terrace with open views. Wood effect laminate flooring and radiator.

Bedroom 3

5.0m x 3.55m (16' 5" x 11' 8") UPVC double glazed windows to the front & side, fitted wardrobes, radiator and wood effect laminate flooring.

Shower Room

2.2m x 1.2m (7' 3" x 3' 11") 3 piece suite in white comprising WC, pedestal sink unit and comer shower cubicle. Velux window, chrome heated towel rail.

Outside

The property is accessed up a private driveway. A tarmacadam driveway and block paved driveway provides ample off road parking leading to the detached double garage with up & over door and power. To the front of the property is a turfed lawn, flower bed borders with a range of mature plants & shrubs and external tap. The rear garden offers a good level of privacy with open views and comprises a paved patio, block paved patio seating area, gravel section, a generous turfed lawn, flower bed borders with a range of mature plants & shrubs, covered pergola and pizza oven. The garden is enclosed by hedge borders to the perimeter and gated access to the side.