

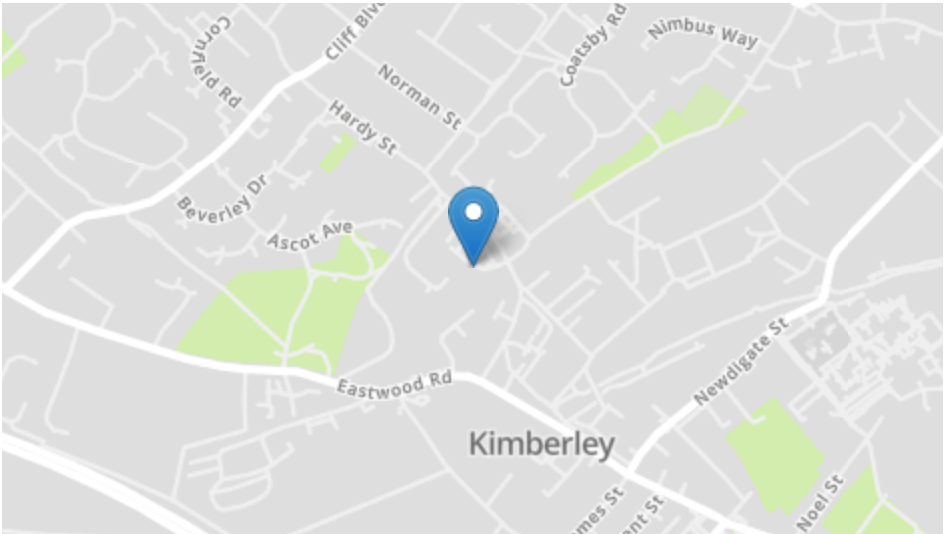
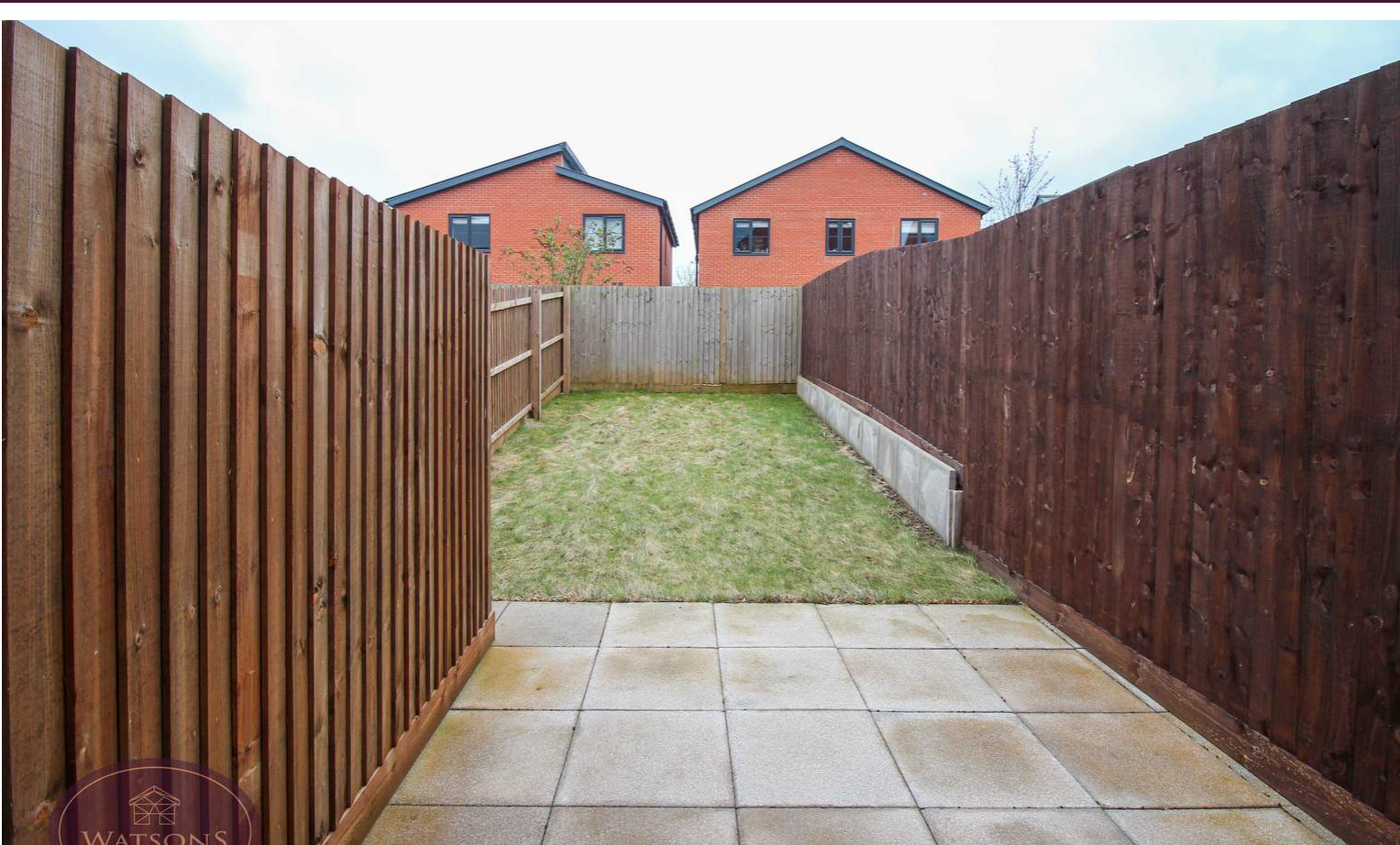
Brewhouse Mews, Kimberley, NG16 2YS

£280,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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 - 29086813

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.



- 4 Storey Mid Town House
- 4 Bedrooms
- En Suite & Family Bathroom
- Downstairs WC
- Games Room
- South West Facing Rear Garden
- Walking Distance To Kimberley Town Centre
- Excellent Public Transport & Road Links
- NHBC Warranty

Our Seller says....

40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** MOVE STRAIGHT IN! *** With accommodation spanning 4 floors, this deceptively spacious town house provides ample living space for the whole family! The ground floor has an entrance hall with stairs leading to the first floor and access to the games room and utility room. The first floor give access to the Lounge, WC, dining kitchen with integrated appliances and French doors to the rear garden. Bedrooms 1 & 3 are located on the 2nd floor with bedroom 1 having an en suite shower room and fitted wardrobes. Bedrooms 2 & 4 are located on the 3rd floor, along with the family bathroom which is fitted with a modern white suite. Outside, to the front of the property a driveway and garage provide off street parking. The rear garden has a paved patio area and lawn, enclosed by timber fencing. Located within Kimberley, Brewhouse Mews is a stones throw away from the vibrant town as well as only being approx 5 miles from Nottingham City Centre. Offering a wide range of amenities including favoured school catchments and excellent transport links, this location ticks a lot of boxes! Call Watsons on 01159385577 for more information

Ground Floor

Entrance Hall

Composite entrance door, door the games room, radiator, tiled flooring and stairs to the first floor

Games Room

7.24m x 4.26m (23' 9" x 14' 0") Wood effect laminate flooring, radiator, lighting , doors to the utility room and rear garden.

Utility Room

1.67m x 1.02m (5' 6" x 3' 4") Plumbing for washing machine.

First Floor

Landing

Radiator, doors to the lounge, dining kitchen and WC. Stairs to second floor.

WC

Concealed cistern WC, wall mounted sink, ceiling spotlights and extractor fan.

Lounge

3.93m x 3.9m (12' 11" x 12' 10") Wood effect laminate flooring, radiator and French doors and the Juliet balcony to the front.

Dining Kitchen

3.94m x 3.47m (12' 11" x 11' 5") A range of matching wall & base units, work surfaces with inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: waist height electric oven & microwave, gas hob with extractor over and fridge freezer. Plumbing for washing machine, radiator and French doors leading to the rear garden.

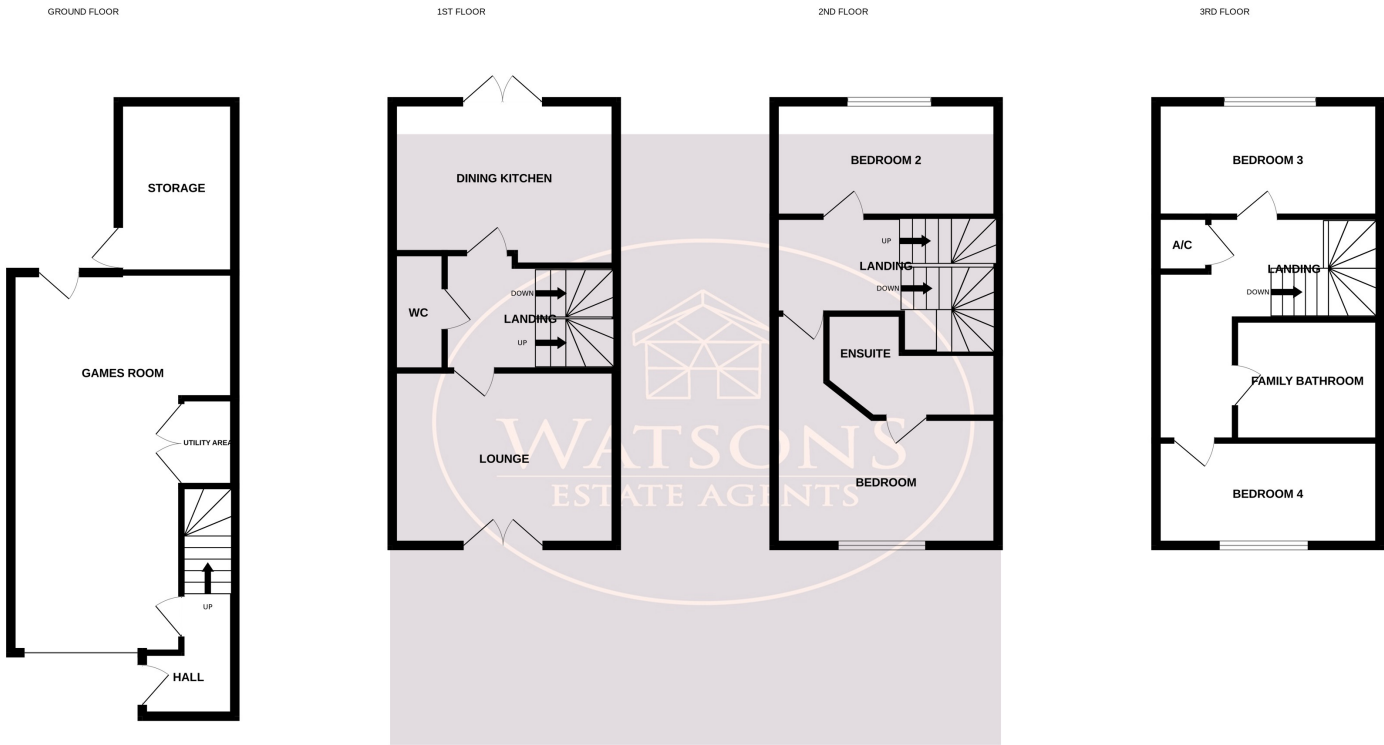
Second Floor

Landing

Doors to bedrooms 1 & 3, radiator and stairs to the third floor.

Bedroom 1

3.89m x 4.74m (2.53m min) (12' 9" x 15' 7") UPVC double glazed window to the front, fitted sliding door wardrobes, wood effect laminate flooring, radiator and door to the en suite.



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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En Suite

Concealed cistern WC, wall mounted sink and shower cubicle with mains fed shower over. Chrome heated towel rail, ceiling spotlights and extractor fan.

Bedroom 3

4.07m x 2.39m (13' 4" x 7' 10") UPVC double glazed window to the rear, fitted sliding door wardrobes, wood effect laminate flooring and radiator.

Third Floor

Landing

Airing cupboard housing the hot water tank & boiler, access to the attic, radiator and doors to bedrooms 2, 4 and family bathroom.

Bedroom 2

3.89m x 2.56m (12' 9" x 8' 5") UPVC double glazed window to the front, fitted sliding door wardrobe, wood effect laminate flooring and radiator.

Bedroom 4

3.89m x 2.42m (12' 9" x 7' 11") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

Bathroom

4 piece suite in white comprising concealed cistern WC, wall mounted sink, bath and shower cubicle with mains fed shower. Chrome heated towel rail, extractor fan and ceiling spotlights.

Outside

The low maintenance, South West facing rear garden comprises a paved patio, lawn and steps down to the games and door to the storage cupboard measuring 3.25m x 2.2m. The garden is enclosed by timber fencing to the perimeter.