

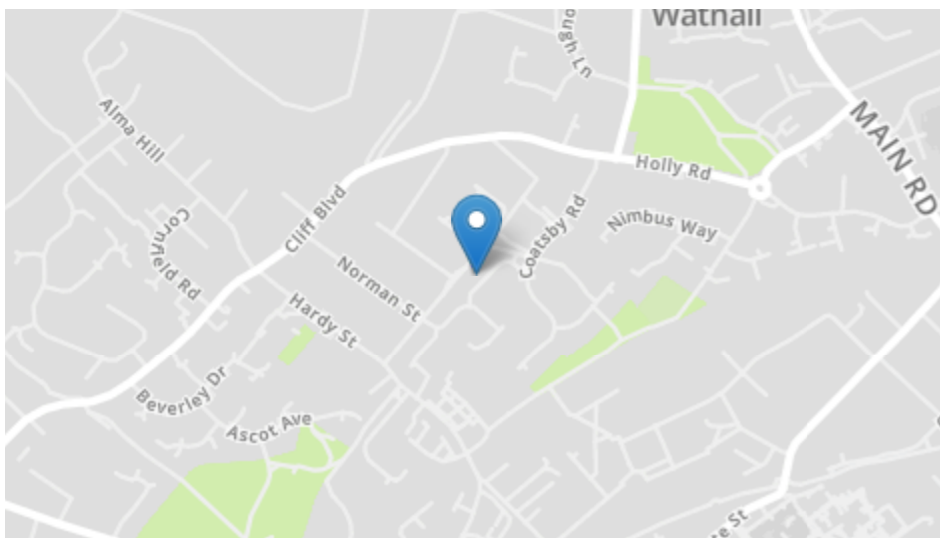
Tip Tree Close, Kimberley, NG16 2TQ

£230,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(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	



- Semi Detached House
- 4 Bedrooms
- Open Plan Dining Kitchen
- Generous Lounge
- Off Road Parking & Garage
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Favoured 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  
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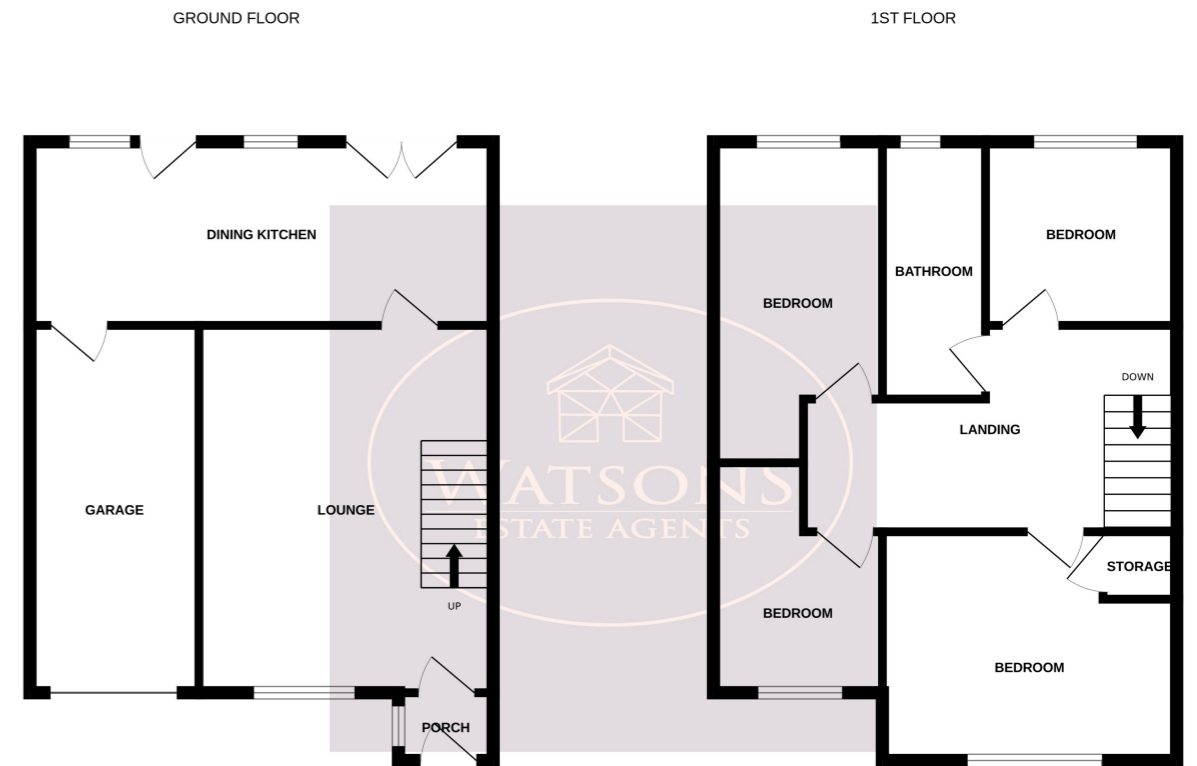
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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\*\*\* TICK THOSE BOXES! \*\*\* If you're looking for a family home with spacious rooms, a good size garden and schools nearby then this extended semi detached could be right up your street! The well presented accommodation comprises in brief to the ground floor; entrance porch, spacious lounge, open plan dining kitchen and access to the garage. To the first floor a landing providing access to four generously sized bedrooms and a three piece family bathroom. To the outside a driveway to the front providing off road parking and giving access to the garage, and to the rear an enclosed family friendly garden with patio and lawn areas. Tip Tree Close is within half a mile from Kimberley Town Centre which offers a wide range of shops, amenities and transport links with various schools, including Hollywell Primary being within walking distance.

## Ground Floor

### Porch

UPVC double glazed door to the front and door to the lounge.

### Lounge

5.43m x 3.63m (17' 10" x 11' 11") UPVC double glazed window to to the front, radiator, stairs to the first floor and door to the dining kitchen.

### Dining Kitchen

2.32m (2.54m max) x 6.29m (7' 7" x 20' 8") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over, microwave and dishwasher. Plumbing for washing machine, radiator, ceiling spotlights, radiator, UPVC double glazed French doors to the to the rear garden and door to the garage.

## First Floor

### Landing

Doors to all bedrooms and bathroom

### Bedroom 1

3.63m x 3.07m (11' 11" x 10' 1") UPVC double glazed window to the front, built in storage cupboard and radiator.

### Bedroom 2

4.09m x 2.33m (13' 5" x 7' 8") UPVC double glazed window to the rear and radiator.

### Bedroom 3

2.88m x 2.35m (9' 5" x 7' 9") 2.88m x 2.35m (9' 5" x 7' 9") UVC double glazed window to the front, radiator.

### Bedroom 4

2.6m x 1.89m (8' 6" x 6' 2") UPVC double glazed window to the rear and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property is a block paved driveway providing ample off road parking leading to the integral garage measuring 5.23m x 2.3m with roll up door and power. The rear garden comprises a paved patio and turfed lawn and is enclosed by timber fencing to the perimeter.