

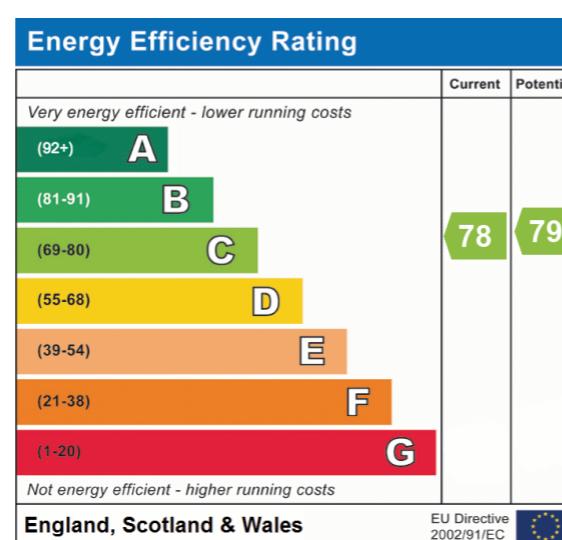
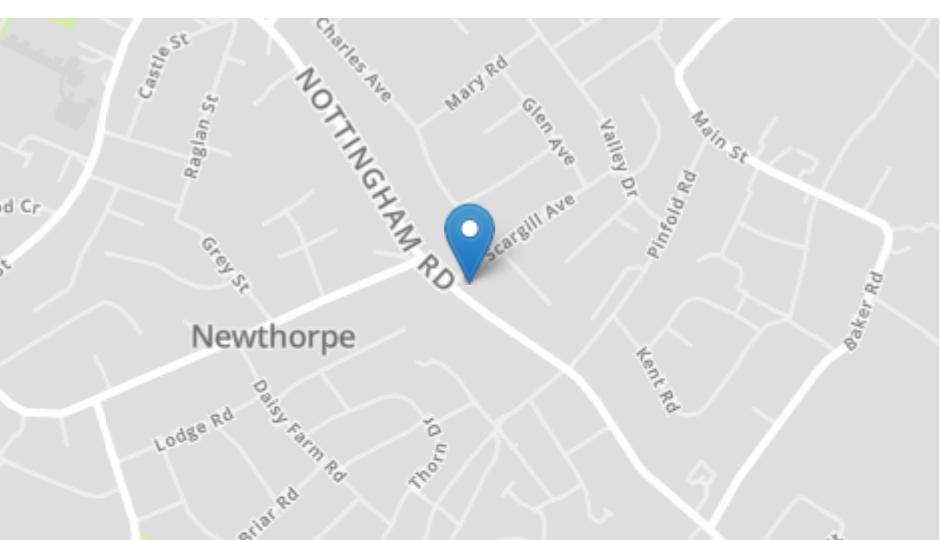
Nottingham Road, Eastwood, NG16 2AP

Offers Over £300,000



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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 - 29945906

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  
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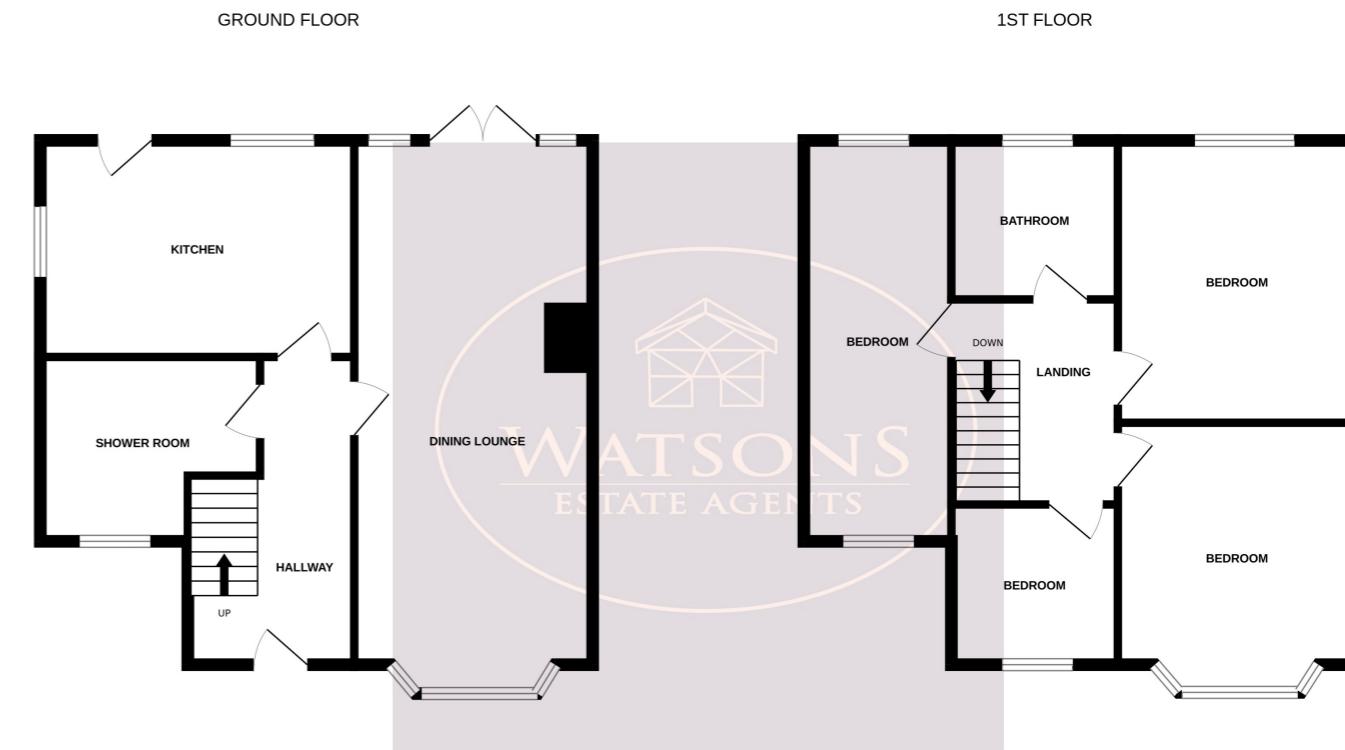


- Semi Detached Family Home
- Four Good Size Bedrooms
- Spacious Dining Lounge
- Modern Fitted Kitchen
- Ground Floor Shower Room
- Three Piece Bathroom Suite
- Generous Rear Garden
- Off Road Parking & Garage To The Rear
- No Upward Chain
- Great Road & Transport Access (M1 & A610)

Our Seller says....



\*\*\* FANTASTIC FOUR! \*\*\* NO CHAIN \*\*\* Are you looking for a great FOUR bedroom family home? Well look no further! Located in a desirable corner position this recently extended 4 bedroom semi detached home is ready to view, buy and move into! Boasting well presented, light and airy living space comprising of an entrance hallway, downstairs shower room/utility area, spacious living room and to the first floor 4 bedrooms and a family bathroom. Outside the property benefits from gardens to the front, side and rear and a garage provides useful parking and or storage. This fantastic home is located in a very sought after area close to many local shops, schools, Giltbrook retail Park and buses that pass right outside. It is also well positioned for access to the A610 to pick up the M1 at jnt 26. Will it be you who will be the lucky next owner? Only one way to find out, call our sales team today to book your viewing!



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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## Ground Floor

### Entrance Hall

UPVC entrance door, stairs to the first floor and doors to shower room, dining lounge and kitchen.

### Shower Room

White three piece suite comprising wc, pedestal sink and mains fed cubicle shower. Obscured uPVC double glazed window to the front, extractor fan, chrome heated towel rail, ceiling spotlights and electric heater.

### Lounge

7.47m x 3.39m (24' 6" x 11' 1") UPVC double glazed bay window to the front, two radiators, feature fireplace, laminate wood flooring and French doors to rear garden.

### Kitchen

4.45m x 3.08m (14' 7" x 10' 1") A range of matching wall and base units with worksurfaces incorporating an sink & drainer unit. Integrated appliances including electric oven and gas hob with extractor fan over, fridge freezer and plumbing for washing machine. UPVC double glazed windows to the rear and side, cupboard housing wall mounted boiler, tiled flooring radiator, ceiling spotlights and door to rear garden.

## First Floor

### Bedroom 1

3.81m x 3.40m (12' 6" x 11' 2") UPVC double glazed bay window to the front and radiator.

### Bedroom 2

3.58m x 3.42m (11' 9" x 11' 3") UPVC double glazed window to the rear and radiator.

### Bedroom 3

6.03m x 1.76m (19' 9" x 5' 9") UPVC double glazed windows to the front and side, ceiling spotlights and electric heater.

### Bedroom 4

2.00m x 1.87m (6' 7" x 6' 2") UPVC double glazed window to the front and radiator.

### Bathroom

White three piece suite comprising wc, pedestal sink and panel bath. Chrome heated towel rails, extractor fan and ceiling spotlights.

### Outside

To the front of the property are brick steps to a raised gravel area, giving access to the entrance door. The rear garden features a paved area with stone steps to a raised artificially turfed lawn area with gravel flower bed borders, as well as a raised decked area, and large gravel area. There is a timber gate to the rear giving access to the garage and share driveway to the rear of the property. The rear garden is palisaded by timber fencing.

### \*\*\* AGENT NOTE \*\*\*

AGENT NOTE: The seller has provided us with the following information; the gas combination boiler is located in the kitchen, it is less than three years old and was last serviced in January 2026. There is a shared driveway to the rear of the property, the solar panels are owned.