

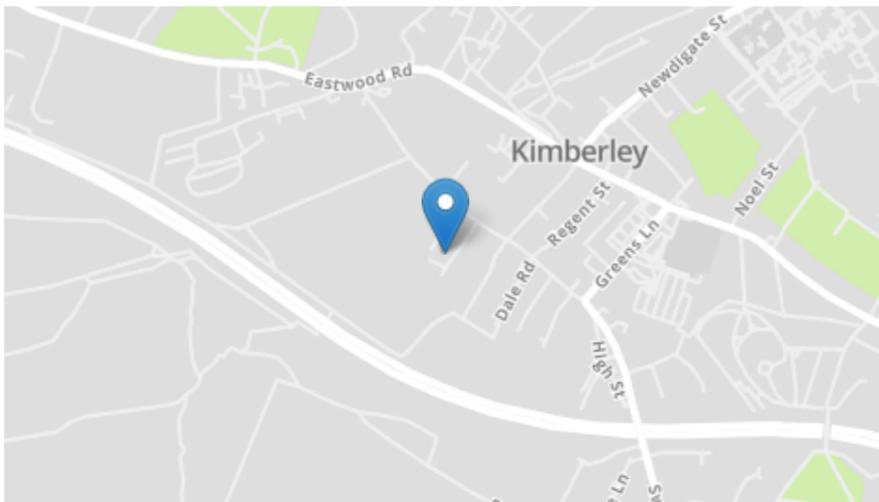
Laverock Close, Kimberley, NG16 2QX

£400,000



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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 - 29522634



Our Seller says....

- Detached Family Home
- 4 Bedrooms
- 2 Reception rooms
- Downstairs WC & Utility Room
- En Suite & Family Bathroom
- Off Road Parking & Garage
- West Facing Rear Garden
- Sought After Cul De Sac Location
- Walking Distance To Kimberley Town Centre
- No Upward Chain

40 Main Street, Kimberley, NG16 2LY

www.watsons-residential.co.uk

0115 938 5577

8am-8pm - 7days



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.



*** THIS HOME IS SURE TO 'ROCK' YOUR WORLD *** Brought to the market with no upward chain and situated in a sought after cul-de-sac in walking distance to Kimberley town centre, is this superb four bedroom detached family home. Features include two reception rooms, a downstairs WC, utility, en-suite to primary bedroom, garage, and a private west-facing rear garden. Briefly comprising; storm porch, entrance hallway, lounge, dining room, kitchen, utility, downstairs WC. To the first floor, four bedrooms, primary with en-suite, and family bathroom. Outside, to the front is a driveway providing off road parking, and access to the integral garage, and to the rear is a privately enclosed west-facing garden, perfect for summer entertaining long into the evenings. Located on a sought after cul-de-sac of just a handful of properties, this wonderful family home lies withing easy reach of all of Kimberley's amenities including a supermarket, shops, cafes, countryside walks beyond Swingate, and excellent road and commuter links. Contact Watsons to arrange a viewing.

Ground Floor

Storm Porch

Door to the entrance hall.

Entrance Hall

Radiator, cloakroom and stairs to the first floor. Doors to the lounge, kitchen and dining room.

Lounge

4.5m x 3.48m (14' 9" x 11' 5") UPVC double glazed window to the front and radiator. Feature fire place with inset space for fire.

Dining Room

4.27m x 3.49m (14' 0" x 11' 5") Radiator, French doors to the rear garden.

Kitchen

3.6m x 3.34m (11' 10" x 10' 11") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated double electric oven & induction hob with extractor over. Tiled flooring, uPVC double glazed window to the rear. Ceiling spotlights, radiator. Door to the utility room.

Utility Room

1.6m x 1.16m (5' 3" x 3' 10") UPVC double glazed window to the rear. A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Door to the WC.

WC

WC, pedestal sink unit, obscured uPVC double glazed window to the side and radiator.

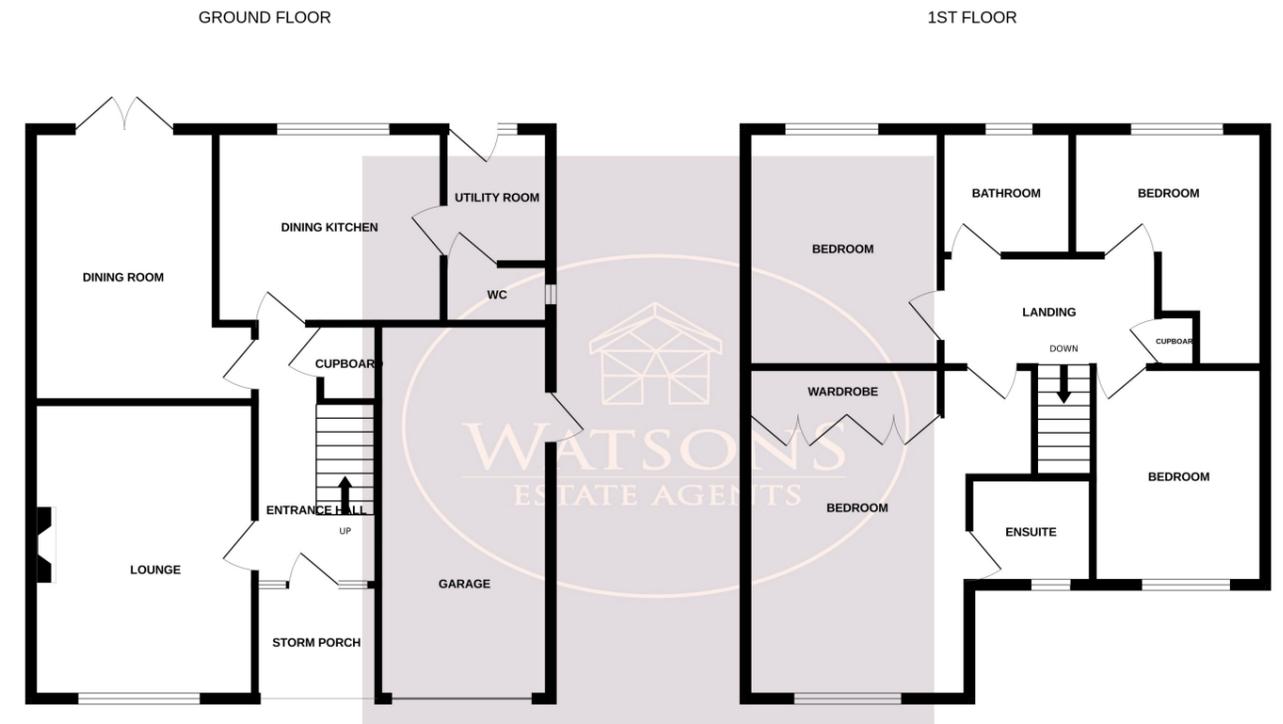
First Floor

Landing

Built in storage cupboard, access to the attic (partly boarded), radiator and doors to all bedrooms and bathroom.

Primary Bedroom

5.09m x 3.47m (16' 8" x 11' 5") UPVC double glazed window to the front, a range of fitted furniture, 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

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Obscured uPVC double glazed window to the front, heated towel rail and ceiling spotlights.

Bedroom 2

3.73m x 2.96m (12' 3" x 9' 9") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.5m x 2.67m (11' 6" x 8' 9") UPVC double glazed window to the front and radiator.

Bedroom 4

3.96m x 3.05m (13' 0" x 10' 0") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Obscured uPVC double glazed window to the rear and radiator.

Outside

To the front of the property is a turfed lawn. A block paved driveway provides ample off road parking leading to the detached single garage with up & over door, power, and door to the side. The West facing rear garden comprises a block paved patio seating area, turfed lawn, flower bed borders with a range of plants & shrub and is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The seller has provided us with the following information: the boiler is located in the garage and is 3 years old. It was last serviced in October 2024.