

4 Woodbine Cottages, Kimberley, NG16 2JQ

Offers Over £475,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		75
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 4 DOUBLE Bedrooms
- 2 Reception Rooms
- Downstairs WC
- 2 Family Bathrooms
- Good Off Street Parking
- Generous Plot
- Walking Distance To Kimberley Town Centre

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 - 27541410

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



*** INTRODUCING 'WOODBINE COTTAGES' *** Standing proudly at the end of the well regarded Edgwood Road, just outside Kimberley Town Centre, this 4 bed detached home (formerly 2 separate dwellings) offers substantial space inside & out which would be ideal for families. Immediately upon entry, you will see the high ceilings which add to the spacious feel of the accommodation, which comprises in brief: entrance hall, wc, lounge, sitting room & dining kitchen to the ground floor, upstairs landing to the 4 DOUBLE bedrooms, as well as not 1, but 2 family bathrooms! Outside, the generous grounds provide a good amount of secure off street parking and the lawned garden to the side & rear is great space for kids to enjoy the summer months. There is also good potential to extend or develop (STPP). As well as the favoured school catchments, families will appreciate being within walking distance of Kimberley Town Centre and the nearby countryside walks. This is quite a unique opportunity and we urge you to view in person to fully appreciate.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, radiator, stairs to the first floor and doors to the lounge, dining kitchen, sitting room and WC.

WC

WC, pedestal sink unit and extractor fan.

Lounge

7.72m x 3.67m (25' 4" x 12' 0") 2 uPVC double glazed windows to the rear, 2 radiators, Herringbone Parquet tiled flooring, 2 brick built chimney breasts, door to the dining kitchen and sliding patio doors to the side.

Sitting Room

3.75m x 3.73m (12' 4" x 12' 3") UPVC double glazed windows to the front & side. Radiator and feature cornice.

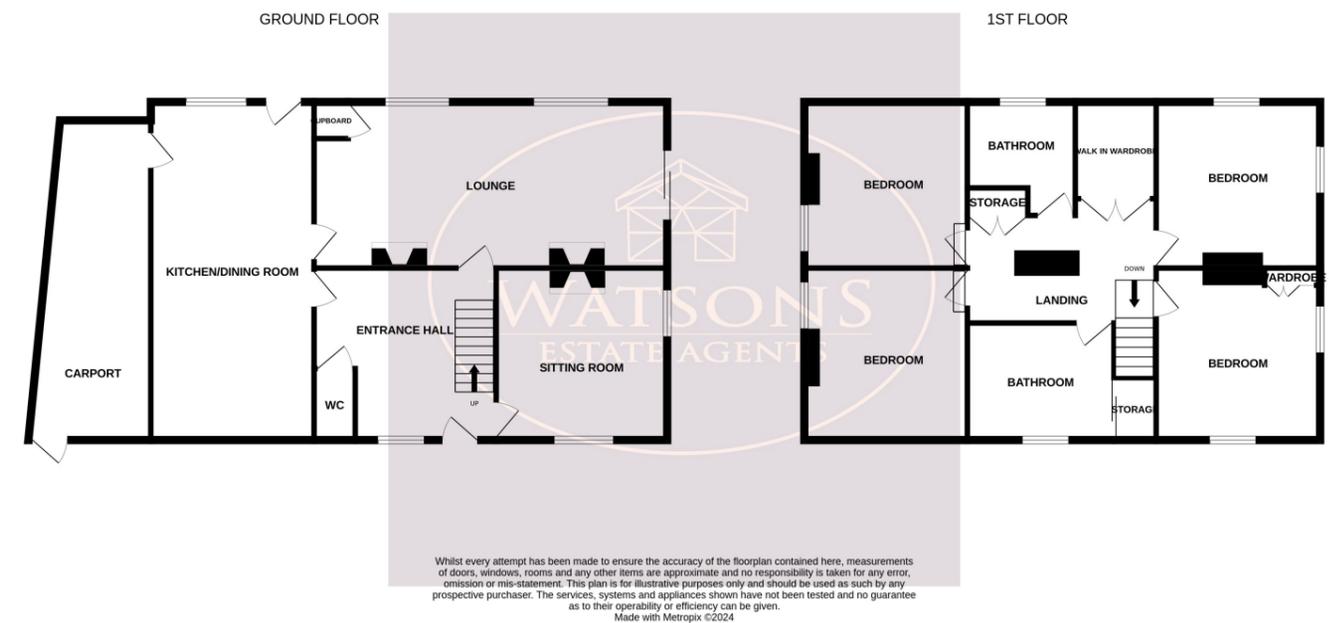
Dining Kitchen

7.39m x 3.61m (24' 3" x 11' 10") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over and dishwasher. Plumbing for washing machine, Minton tiled flooring, breakfast bar, ceiling spotlights, 2 radiators, door to the rear and door to the to the side leading to the carport (with polycarbonate roof and doors to the front & rear). UPVC double glazed windows to the rear & front.

First Floor

Landing

Wood effect laminate flooring, 2 walk in wardrobes, 2 x access to the attic (partly boarded) and doors to all bedrooms and both bathrooms.



Bedroom 1

3.72m x 3.65m (12' 2" x 12' 0") UPVC double glazed windows to the side & rear, wood effect laminate flooring and radiator.

Bedroom 2

3.72m x 3.6m (12' 2" x 11' 10") UPVC double glazed windows to the side, wood effect laminate flooring and radiator.

Bedroom 3

3.66m x 3.62m (12' 0" x 11' 11") UPVC double glazed window to the side and radiator.

Bedroom 4

3.65m x 3.58m (12' 0" x 11' 9") UPVC double glazed windows to the side & rear, radiator, fitted wardrobe and wood effect laminate flooring.

Bathroom 1

4 piece suite in white comprising WC, pedestal sink unit, bath and bidet. Obscured uPVC double glazed window to the front, radiator and airing cupboard housing the combination boiler.

Bathroom 2

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

Outside

To the front of the property is a generous lawn. A block paved driveway provides ample off road parking. The driveway is enclosed by hedge and timber fencing to the perimeter and is secured by wrought iron gates to the front. The rear garden offers a good level of privacy and comprises a paved patio, turf lawn, flower bed borders with a range of plants & shrubs and is enclosed by timber fencing to the perimeter.