

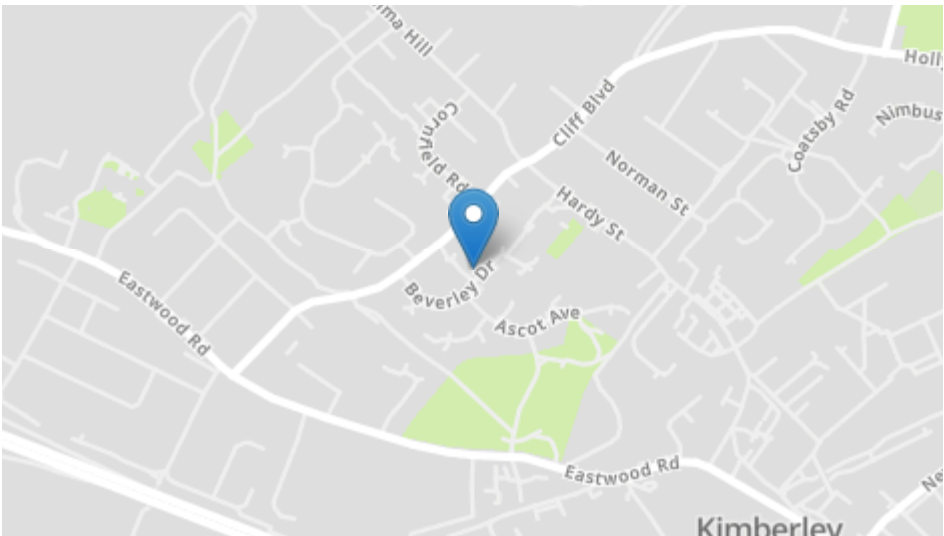
Beverley Drive, Kimberley, NG16 2TW

£325,000



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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	85
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Detached Family Home
- 4 Bedrooms
- Newly Fitted Dining Kitchen
- Downstairs WC
- Driveway & Garage
- Corner Plot
- Cul De Sac Location
- Walking Distance to Kimberley Town Centre
- Favoured School Catchments

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 - 28794492

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



*** LOOKING FOR A 'TURN KEY' FAMILY HOME? LOOK NO FURTHER !*** A superb four bedroom detached family home, on a corner plot in a sought after position in Kimberley. Situated in a quiet cul-de-sac, with a detached garage, driveway, and downstairs WC. Briefly comprising; porch, entrance hallway, downstairs WC, lounge, dining kitchen. To the first floor, four bedrooms and family bathroom. Outside, sitting on a corner plot, with a driveway and detached garage to the side, and a private garden to the rear. Kimberley town centre is in walking distance with a range of shops, cafes and bars on your doorstep, along with favoured schools and road links. Contact Watsons to arrange a viewing.

Ground Floor

Porch

Brick construction, uPVC double glazed window to the side, composite door to the front and doors to the WC and lounge.

WC

Obscured uPVC double glazed window to the side, WC, vanity sink unit and radiator.

Lounge

5.19m x 4.79m (17' 0" x 15' 9") UPVC double glazed window to the front, radiator, feature fire place with inset space for multi fuel burner style fire, radiator and stairs to the first floor. French doors to the dining kitchen.

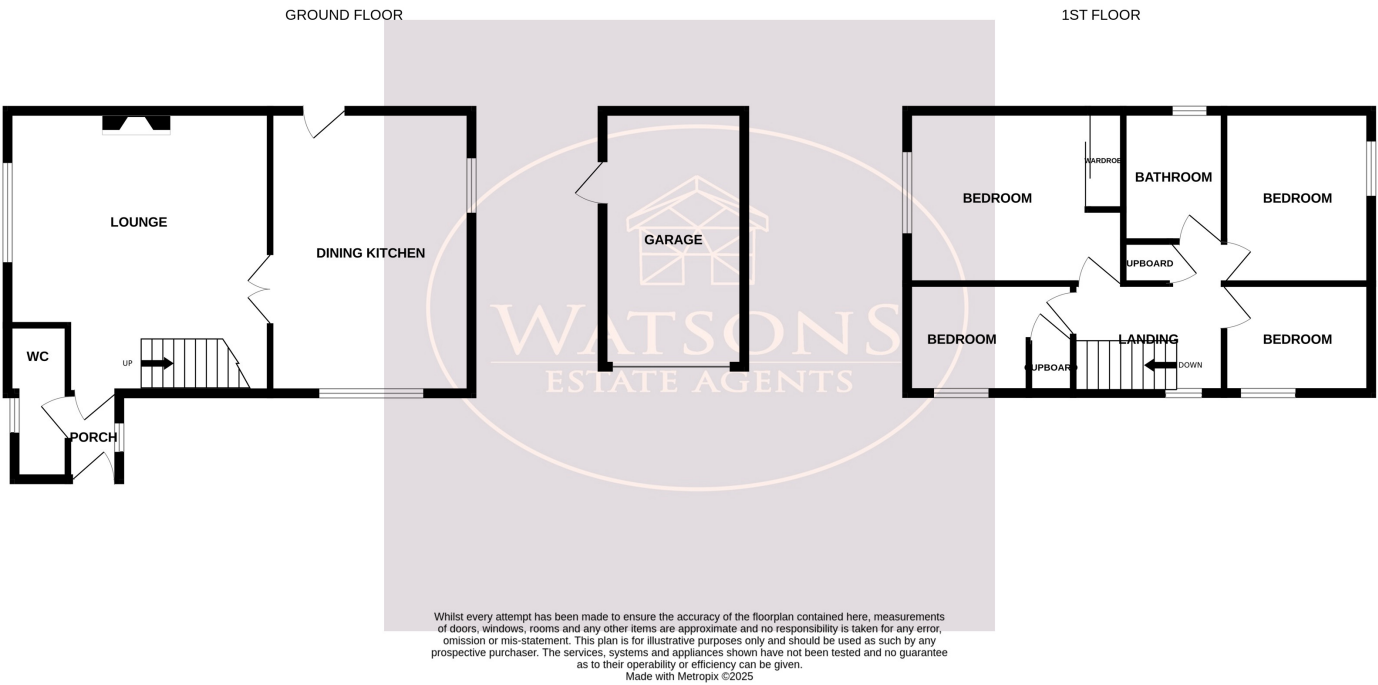
Dining Kitchen

5.33m x 3.57m (17' 6" x 11' 9") A range of matching wall and base units, work surfaces incorporating an inset Belfast sink. Integrated appliances to include: double electric oven, 5 ring gas hob with extractor over, fridge freezer, washing machine and dishwasher. Wood effect laminate flooring, uPVC double glazed windows to the side & front, ceiling spotlights, radiator and door to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, airing cupboard housing the hot water tank, access to the attic (partly boarded) and doors to all bedrooms and bathroom.



Bedroom 1

4.01m x 3.24m (13' 2" x 10' 8") UPVC double glazed window to the front, fitted wardrobes and radiator.

Bedroom 2

3.27m x 2.68m (10' 9" x 8' 10") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.72m x 1.99m (8' 11" x 6' 6") UPVC double glazed window to the front and radiator.

Bedroom 4

3.06m x 2.03m (10' 0" x 6' 8") UPVC double glazed window to the front, storage cupboard, wood effect laminate flooring and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Heated towel rail and obscured uPVC double glazed window to the side.

Outside

To the front and side of the property is a turfed lawn with flower bed borders with a range of mature shrubs. To the side of the property a block paved driveway provides off road parking leading to the detached garage with up & over door and power. The rear garden comprises a paved patio, timber decking seating area, turfed lawn, gravel beds, raised rockery with a range of plants & shrubs and side access to the garage.