

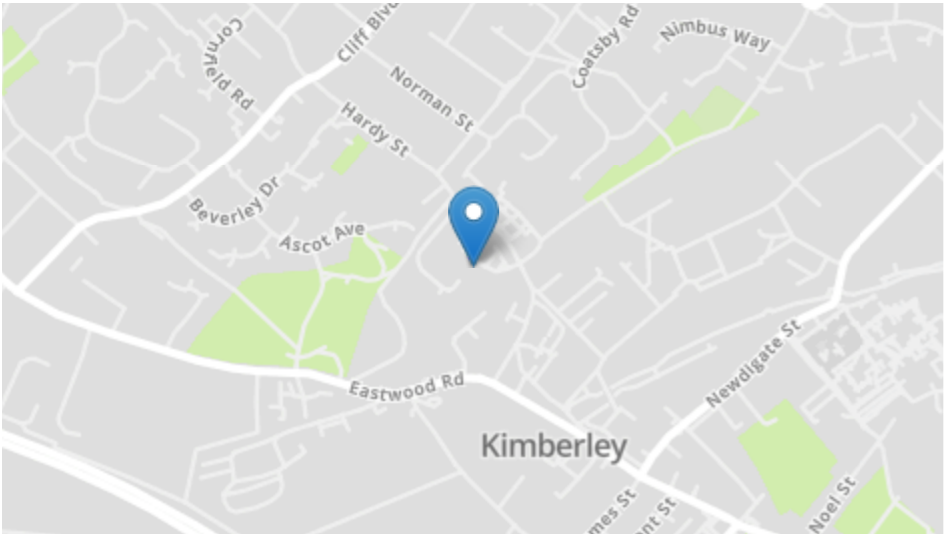
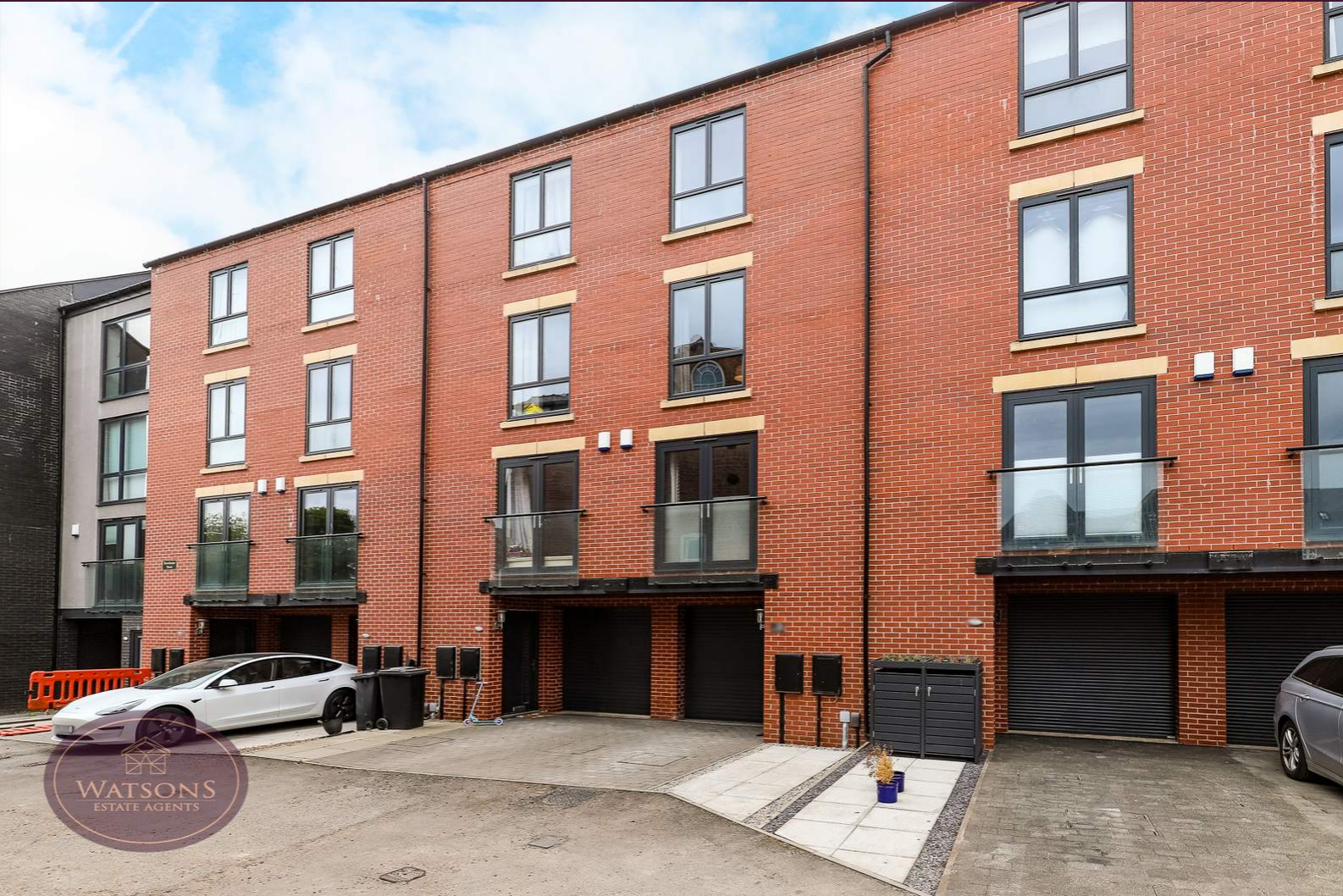
10 Brewhouse Mews, Kimberley, NG16 2YS

£290,000



10 Brewhouse Mews, Kimberley, NG16 2YS

£290,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	



- 4 Storey Town House
- 4 Bedrooms
- En Suite & Family Bathroom
- Downstairs WC
- South West Facing Rear Garden
- Driveway & 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  
Ref - 28617228

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



\*\*\* VERSATILITY & CONVENIENCE \*\*\* The Brewhouse Mews part of this popular development in Kimberley has accommodation over 3 floors as well as a generous ground floor garage to give great versatility for families. This one is well presented throughout, with accommodation comprising: entrance hall with access to the particularly generous garage on the ground floor, first floor landing to wc, lounge and dining kitchen, second floor landing to the primary bedroom with en suite and bedroom 2, third floor landing to bedrooms 3 & 4 as well as the family bathroom. Outside, the lawned rear is a reasonable size for a modern home and is southwest-facing, so perfect to enjoy the summer sun, whilst a driveway with access to the garage to the front provides off street parking. The location within walking distance of Kimberley Town Centre, also gives easy access to favoured schools. The M1 motorway & Tram network are just a short drive away and there is a regular bus service to Nottingham City Centre too. Call us to arrange a viewing on this brilliantly versatile family home.

Ground Floor

Garage

7.61m x 3.98m (2.83m min) (25' 0" x 13' 1") Electric roll up door, power, stainless steel sink, plumbing for washing machine and door to the rear garden.

Entrance Hall

Composite entrance door to the side, door to the garage, radiator and stairs to the first floor.

First Floor

Landing

Doors to the WC, lounge and dining kitchen. Stairs to the second floor.

WC

WC, wall mounted sink, radiator, extractor fan and ceiling spotlights.

Lounge

3.96m x 3.84m (13' 0" x 12' 7") Radiator and French doors to the Juliet balcony.

Dining Kitchen

3.91m x 3.48m (12' 10" x 11' 5") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit with flexi tap. Integrated appliances to include: Slide & hide electric oven, gas hob with extractor over, fridge freezer, microwave and dishwasher. Ceiling spotlights, radiator and French doors to the rear garden.

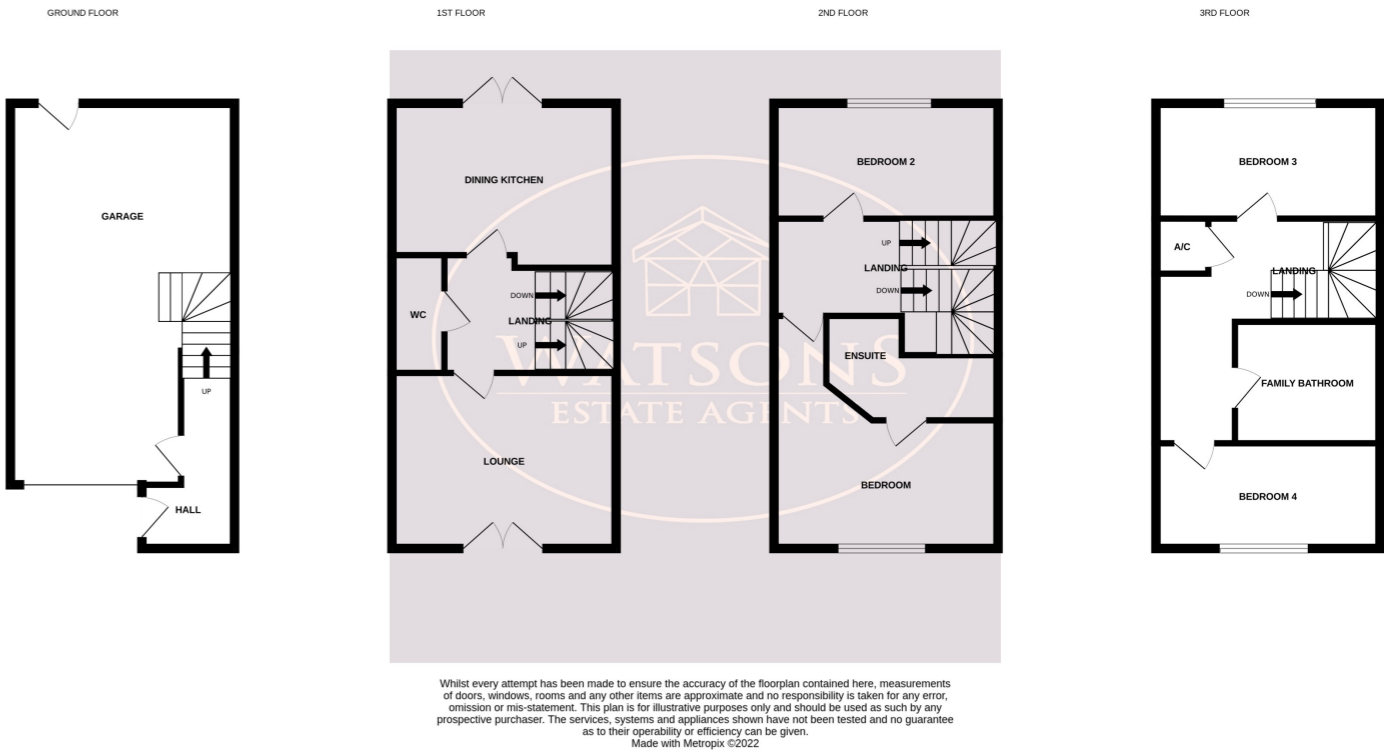
Second Floor

Landing

Doors to the primary bedroom and bedroom 2. Stairs up to third floor.

Primary Bedroom

4.81m (2.54m min) x 3.92m (15' 9" x 12' 10") UPVC double glazed window to the front, radiator and door to the en suite.



En Suite

3 piece suite in white comprising concealed cistern WC, wall mounted sink and shower cubicle with mains fed shower over. Heated towel rail and ceiling spotlights.

Bedroom 2

3.9m x 2.48m (12' 10" x 8' 2") UPVC double glazed window to the rear and radiator.

Third Floor

Landing

Radiator and doors to bedrooms 3 & 4. Airing cupboard housing the combination boiler, access to the attic (partly boarded with dropdown ladder and power).

Bedroom 3

3.93m x 2.54m (12' 11" x 8' 4") UPVC double glazed window to the front and radiator.

Bedroom 4

3.93m x 2.39m (12' 11" x 7' 10") UPVC double glazed window to the rear and radiator.

Bathroom

4 piece suite in white comprising WC, wall mounted sink, bath and shower cubicle with mains fed shower. Chrome heated towel rail, ceiling spotlights and extractor fan.

Outside

To the front of the property a block paved driveway provides off road parking leading to the garage. There is also an additional allocated parking space. The South West facing rear garden comprises a paved patio seating area, turfed lawn, flower bed borders with a range of plants & shrubs and external power points. The garden is enclosed by timber fencing to the perimeter.