

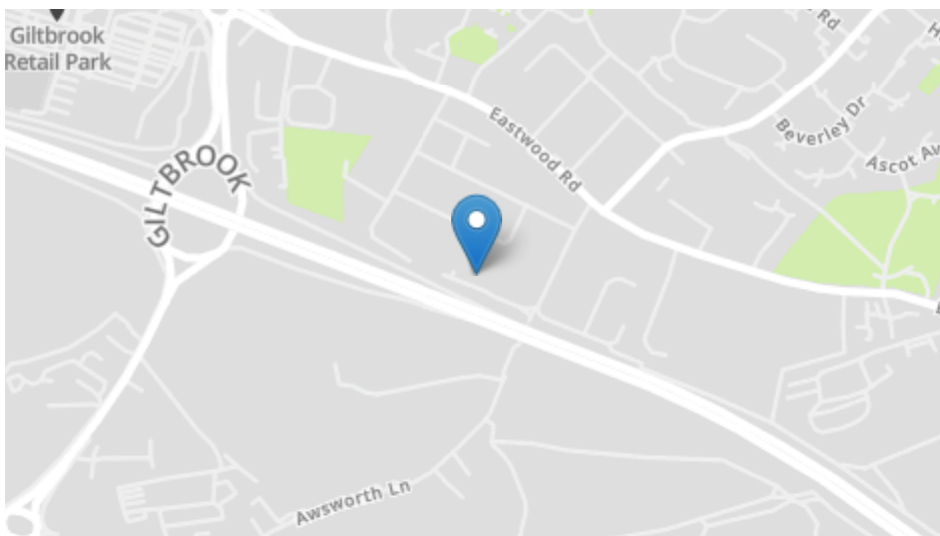
Hayley Close, Kimberley, NG16 2HU

Offers Over £270,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	72	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Detached House
- 4 Bedrooms
- Open Plan Dining Kitchen
- Downstairs WC
- Driveway & Garage
- Popular Residential Location
- Excellent Road & Public Transport Links
- Ease Of Access To A610

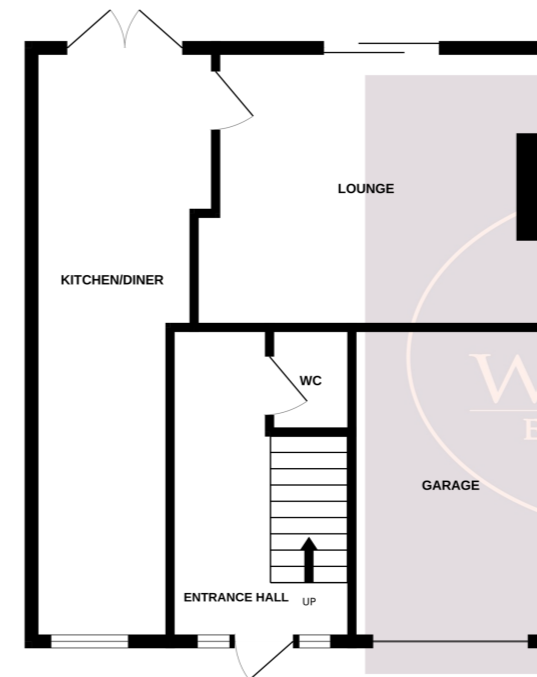
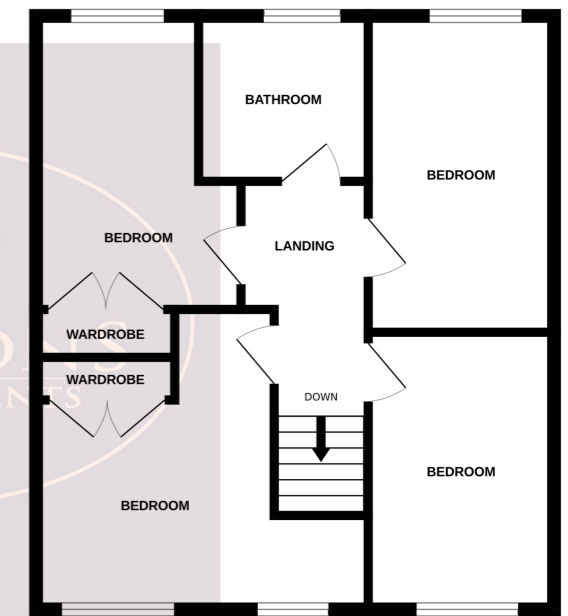
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 25997413

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

GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.

TOTAL FLOOR AREA : 1122 sq.ft. (104.2 sq.m.) approx.

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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***** THE PERFECT SUMMER GARDEN ***** This detached family home sits on a pleasant cul-de-sac and would make a great home for buyers looking for plenty of space, both inside and out. The ground floor accommodation comprises: entrance hall, lounge, open plan dining kitchen and WC. On the first floor the landing leads to 4 bedrooms, modern family bathroom with a 3 piece suite in white. Outside a low maintenance rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, timber built summer house and bar, ideal for entertaining with family and friends. To the front is a block paved driveway and integral garage. Conveniently situated, this property is within walking distance of the popular Gilt Hill school and a short drive to Kimberley and Eastwood town centres and also gives easy access to local amenities as well as key road links including the A610 and M1 motorway. For those loving the great outdoors there are lovely countryside walks right on your doorstep. Tastefully decorated and beautifully maintained throughout, this is a home you can just move in to and enjoy from day one. Don't delay, call our sales team today to book your viewing. 0115 9385577

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator, access to the attic, stairs to the first floor, under stairs storage and doors to the lounge, dining kitchen and WC.

WC

WC, vanity sink unit, radiator and extractor fan.

Lounge

4.26m (4.51m max) x 3.65m (14' 0" x 12' 0") Sliding patio doors leading to the rear garden and 2 radiators.

Dining Kitchen

7.74m x 2.28m (1.97m min) (25' 5" x 7' 6") A range of matching solid wood wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated electric oven & 5 ring gas hob with extractor over. Plumbing for washing machine & dishwasher. UPVC double glazed windows to the side & front, solid oak flooring, ceiling spotlights and radiator.

First Floor

Landing

Built in storage cupboard and doors to all bedrooms and bathroom.

Bedroom 1

3.35m x 2.86m (3.88m max) (11' 0" x 9' 5") UPVC double glazed window to the front, built in double wardrobe and

Bedroom 2

3.17m x 2.42m (10' 5" x 7' 11") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.08m x 2.38m (10' 1" x 7' 10") UPVC double glazed window to the rear, built in double wardrobe and radiator.

Bedroom 4

2.6m x 2.41m (8' 6" x 7' 11") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit with table top sink and bath. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

To the front of the property are flower bed borders with a range of plants & shrubs. A brick paved driveway provides ample off road parking and leads to the garage measuring 5.04m x 2.66m with up & over door, power and housing the Worcester Bosch combination boiler. The low maintenance rear garden offers a good level of privacy and comprises a paved patio, artificial lawn, flower bed borders with a range of plants & shrub and timber built shed measuring 8.22m x 2.0m. The garden is enclosed by timber fencing to the perimeter.