

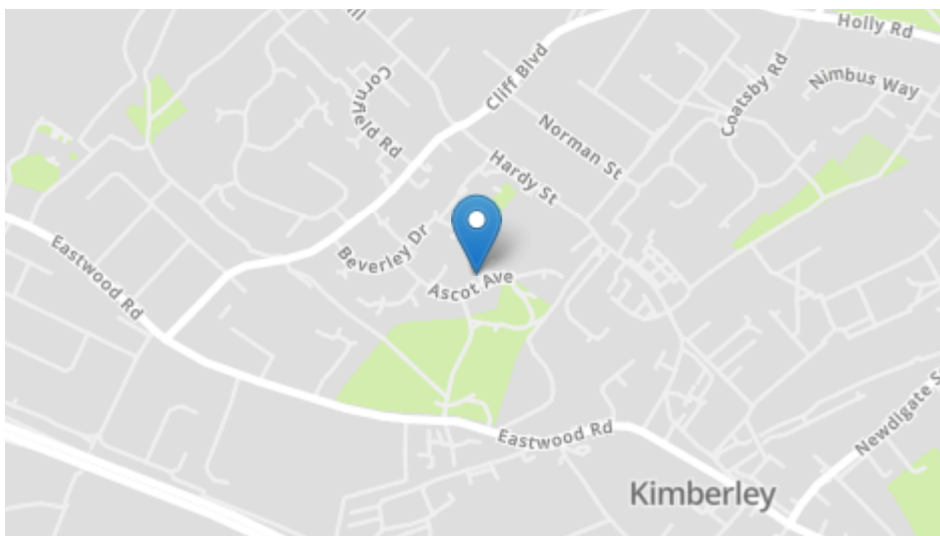
Ascot Avenue, Kimberley, NG16 2TU

£375,000



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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
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- Detached Family Home
- 4 DOUBLE Bedrooms
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- Newly Fitted Kitchen
- En Suite & Family Bathroom
- Driveway & Garage
- Private Rear Garden
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Favoured School Catchments

Our Seller says....

40 Main Street, Kimberley, NG16 2LY
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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.





RACE' AHEAD OF THE CROWD AND BUY YOUR FOREVER HOME An extended and superbly presented four bedroom detached family home lying in a sought after position close to Kimberley town centre. Briefly comprising; entrance hallway, downstairs wc, lounge, study, dining room, stylish recently fitted 'country style' kitchen with sky lights. To the first floor, four bedrooms, primary with en-suite, and bathroom. Outside, driveway and garage with electric roller door to the front, and private garden to the rear. Ideally located within close proximity to Kimberley town centre, the towns range of amenities are on your doorstep including favoured schools, shops and cafe's. The nearby A610 provides easy access to Nottingham city centre and beyond. Contact Watsons today to arrange your viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, stairs to the first floor, radiator, uPVC double glazed window to the side. Doors to the WC, lounge, study and dining room.

WC

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

Lounge

4.71m x 3.36m (15' 5" x 11' 0") UPVC double glazed window to the front, radiator and head height wooden fire place surround with inset open fire and marble hearth.

Study

2.71m x 2.6m (8' 11" x 8' 6") Radiator and French doors to the rear garden.

Dining Room

3.84m x 3.71m (12' 7" x 12' 2") 2 velux windows, circular stained glass window to the front, wood effect laminate flooring, radiator, cupboard housing the boiler and open to the kitchen.

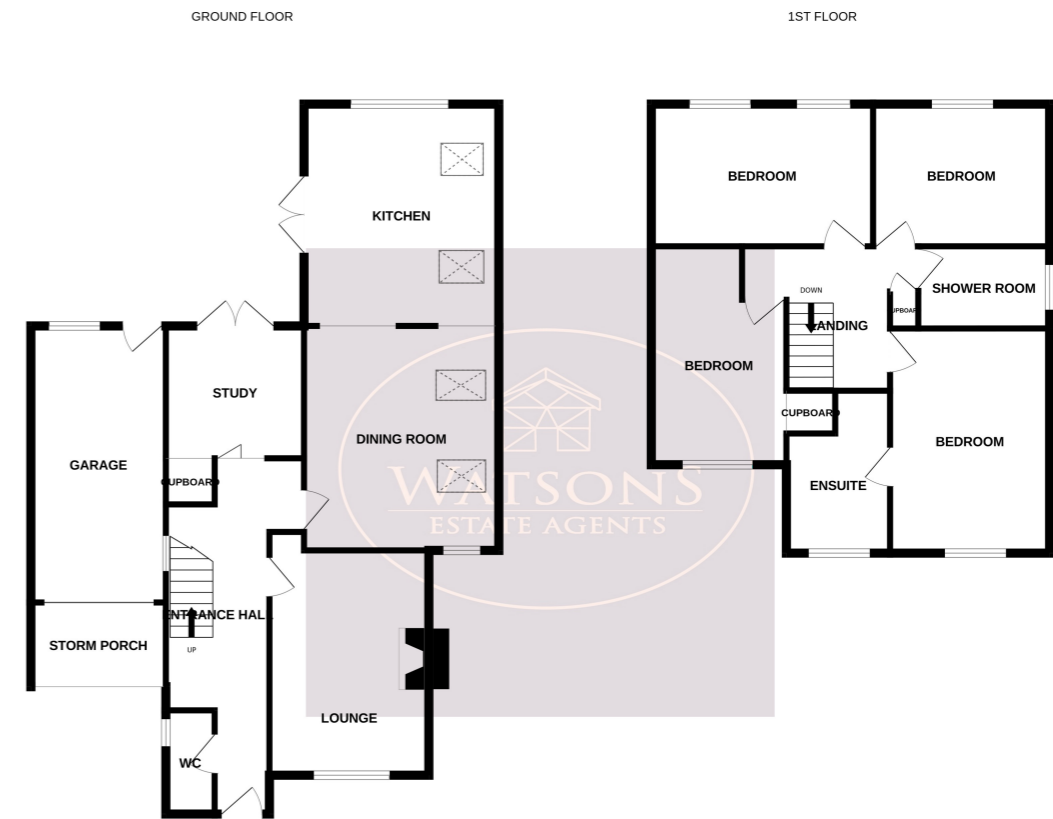
Kitchen

4.2m x 3.69m (13' 9" x 12' 1") A range of matching country style wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Space for Range style cooker with extractor over, plumbing for washing machine & dishwasher. Wood effect laminate flooring, 2 velux windows, 2 radiators, uPVC double glazed window to the rear and French doors to the rear garden.

First Floor

Landing

Velux window, airing cupboard housing the hot water tank, access to the attic and doors to all bedrooms and bathroom.



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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Primary Bedroom

3.98m x 3.2m (13' 1" x 10' 6") UPVC double glazed window to the front, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, traditional style vanity sink unit and jacuzzi bath. Tiled flooring, ceiling spotlights, extractor fan, radiator and obscured uPVC double glazed window to the side.

Bedroom 2

4.25m x 2.72m (13' 11" x 8' 11") 2 uPVC double glazed window to the rear, wood effect laminate flooring and 2 radiator.

Bedroom 3

3.21m x 2.66m (10' 6" x 8' 9") UPVC double glazed window to the rear and radiator.

Bedroom 4

4.28m x 3.94m (14' 1" x 12' 11") UPVC double glazed window to the front and radiator.

Shower Room

3 piece suite in white comprising WC, traditional vanity sink unit and corner shower cubicle with electric shower. Obscured uPVC double glazed window to the side, ceiling spotlights, extractor fan and radiator.

Outside

To the front of the property are plum slate beds, flower bed borders with a range of plants & shrubs. A paved driveway provides off road parking leading to the single garage with roll up door and power. The rear garden offers a good level of privacy and comprises a paved patio, raised flower bed borders with a range of plants & shrubs, brick built barbecue, steps up to the turfed lawn, flower bed borders with a range of plants & shrubs and uncovered pergola. The garden is enclosed by wall & timber fencing to the perimeter.