

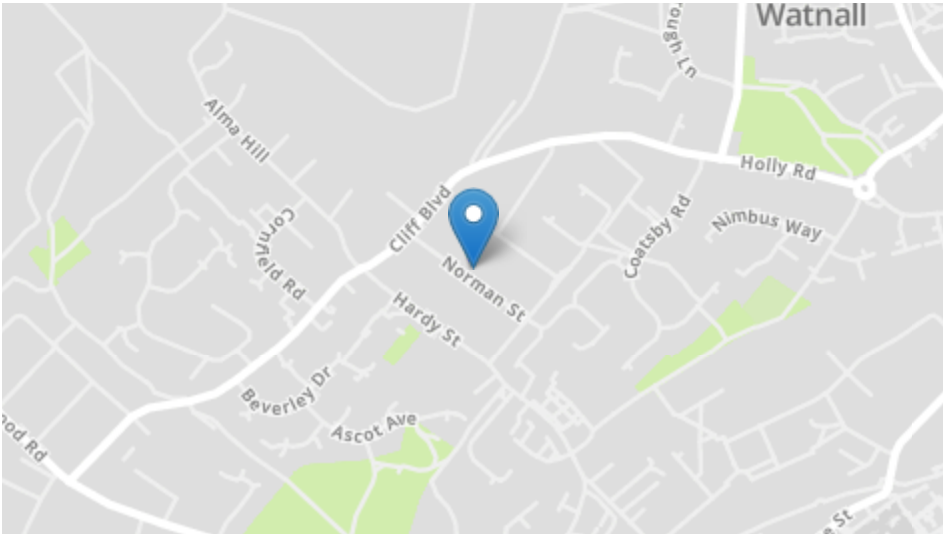
Norman Street, Kimberley, NG16 2LA

£280,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(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		
	69	82
England, Scotland & Wales	EU Directive 2002/91/EC	



- Extended Detached Family Home
- 3 Bedrooms
- Generous Lounge Diner
- Conservatory
- Downstairs Shower Room
- Family Bathroom & Separate WC
- Off Road Parking & Garage
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links

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 - 28538104

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





\*\*\* NORMAN STREET IS DIFFERENT TO THE NORM! \*\*\* With it's extended ground floor accommodation those that are looking for generous living space will definitely be pleased with what this lovely detached home has to offer! Comprising a large reception hall which could be used for a multitude of purposes, extended kitchen, conservatory, downstairs shower room, 3 bedrooms and family bathroom. Outside is a private driveway leading to a garage and to the rear is a generous garden. Located in the desirable village of Kimberley and close to local schools, shops and public transport we really think that this home will generate a lot of interest so our advice is call us now to book your viewing!

Ground Floor

Reception Room/Study

3.30m x 2.22m (10' 10" x 7' 3") UPVC double glazed entrance door, uPVC double glazed windows to the front & rear, radiator and door to the lounge diner.

Lounge Diner

6.67m x 3.28m (21' 11" x 10' 9") UPVC double glazed window to the front, radiator, stairs to the first floor, storage cupboard, French doors to the conservatory and door to the kitchen.

Conservatory

3.79m x 3.05m (12' 5" x 10' 0") Brick & uPVC double glazed construction, tiled flooring, door to the downstairs shower room and French doors to the rear garden.

Shower Room

3 piece suite comprising WC, pedestal sink unit and shower cubicle with electric shower over. Extractor fan, ceiling spotlights, tiled flooring and obscured uPVC double glazed window to the side.

Breakfast Kitchen

4.24m x 3.56m (13' 11" x 11' 8") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Space for cooker, plumbing for washing machine & dishwasher. UPVC double glazed window to the rear, radiator, door to the rear porch.

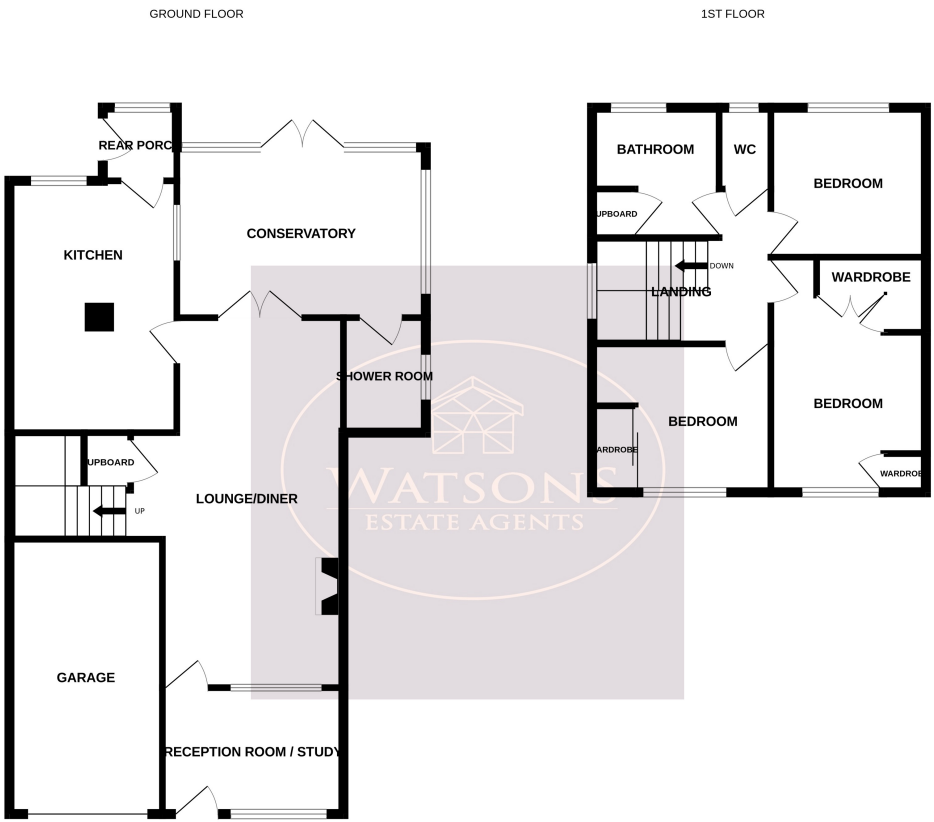
Rear Porch

Tiled flooring and door to the rear garden.

First Floor

Landing

Doors to all bedrooms, bathroom and WC.



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.  
Made with Metrepro 02025

Bedroom 1

4.0m x 2.73m (13' 1" x 8' 11") UPVC double glazed window to the front, fitted wardrobe and radiator.

Bedroom 2

2.72m x 2.57m (8' 11" x 8' 5") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.07m x 2.4m (10' 1" x 7' 10") UPVC double glazed window to the front, fitted wardrobe and radiator.

Bathroom

3 piece suite in white comprising pedestal sink unit, bath and shower cubicle with mains fed shower over. Obscured uPVC double glazed window to the rear, airing cupboard and heated towel rail.

WC

WC and obscured uPVC double glazed window to the rear.

Outside

To the front of the property, a concrete driveway provides ample off road parking and leads to the single garage with up & over door, power and housing the wall mounted combination boiler. Other features includes flower bed borders with a range of shrubs with hedge borders to the perimeter. The rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs and brick built outhouse offering further storage space. The garden is enclosed by hedge and timber fencing to the perimeter with gated access to the side.