

Seamer Road, Kimberley, NG16 2TF

Offers Over £280,000



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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		
	69	80
England, Scotland & Wales	EU Directive 2002/91/EC	



- Detached Family Home
- 3 Generous Bedrooms
- 2 Reception Rooms
- Newly Fitted Kitchen & Bathroom
- Downstairs WC/Utility Room
- Walking Distance To Kimberley Town Centre
- Favoured School Catchment
- Popular Residential Location
- 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 - 29245885

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



*** SEE MORE ON SEAMER ROAD! *** Formerly a 4 bedrooms, this detached home close to the Kimberley/Watnall border has been converted to provide 3 generous bedrooms, as well as extended ground floor space, making it a future proof family home. The new owner could easily convert back into 4 bedrooms if desired and in brief, the accommodation comprises: entrance hall to a converted garage which could be used as a play room or home office, or a bedroom - with access to the utility with wc. The lounge & modern fitted kitchen complete the ground floor. On the first floor, the landing leads to 3 double bedrooms a superb family bathroom. Outside, the rear garden is predominantly lawned, with a paved patio and fencing to the perimeter, whilst a driveway to the front provides off road parking. Seamer Road is located just half a mile from Kimberley Town Centre, which offers a range of shops, cafe's amenities & public services. Nearby schools include include Hollywell Primary and The Kimberley School both withing a ten minute walk. Call us on 01159385577 option 1 to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door, radiator and door to the lounge and folding doors to bedroom 4.

Reception Room

3.27m x 2.47m (10' 9" x 8' 1") Could be used a play room or home office. UPVC double glazed window to the front, radiator and door to the downstairs WC/Utility Room.

WC/Utility Room

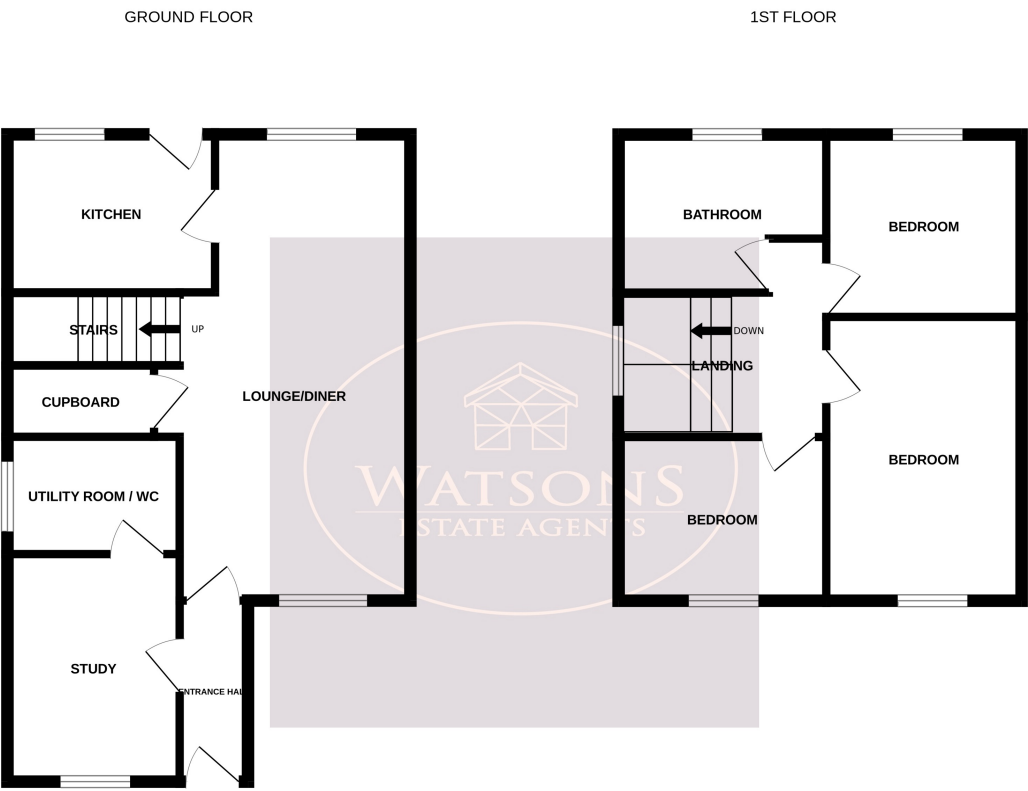
Concealed cistern WC, vanity sink unit, heated towel rail, extractor fan and uPVC double glazed window to the side. Plumbing for washing machine.

Lounge Diner

6.68m x 3.34m reducing to 2.88m min (21' 11" x 10' 11") UPVC double glazed windows to the front and rear, electric fire with fire place surround, 2 radiators, under stairs storage cupboard, stairs to the first floor and door to the kitchen.

Kitchen

2.95m x 2.26m (9' 8" x 7' 5") A range of matching wall & base units, work surfaces incorporating a one & a half bowl sink & drainer unit. Integrated electric oven & hob with extractor over. Plumbing dishwasher, wood effect laminate flooring, ceiling spotlights, uPVC double glazed window to the rear and door to the rear garden.



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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First Floor

Landing

UPVC double glazed window to the side, access to the attic housing the combination boiler and radiator. Doors to all bedrooms and bathroom.

Bedroom 1

4.03m x 2.73m (13' 3" x 8' 11") UPVC double glazed window to the front and radiator.

Bedroom 2

3.07m x 2.42m (10' 1" x 7' 11") UPVC double glazed window to the front and radiator.

Bedroom 3

2.74m x 2.57m (9' 0" x 8' 5") UPVC double glazed window to the rear and radiator.

Bathroom

4 piece suite in white comprising WC, vanity sink unit, bath and shower cubicle with mains fed dual rainfall effect shower. 2 obscured uPVC double glazed windows to the rear, chrome heated towel rail and wood effect laminate flooring.

Outside

To the front of the property a driveway provides off road parking for 2 cars. The rear garden comprises a paved patio seating area, turfed lawn, flower bed borders with a range of plants & shrubs, metal built shed and external tap. The garden is enclosed by timber fencing to the perimeter with gated access to the side.