

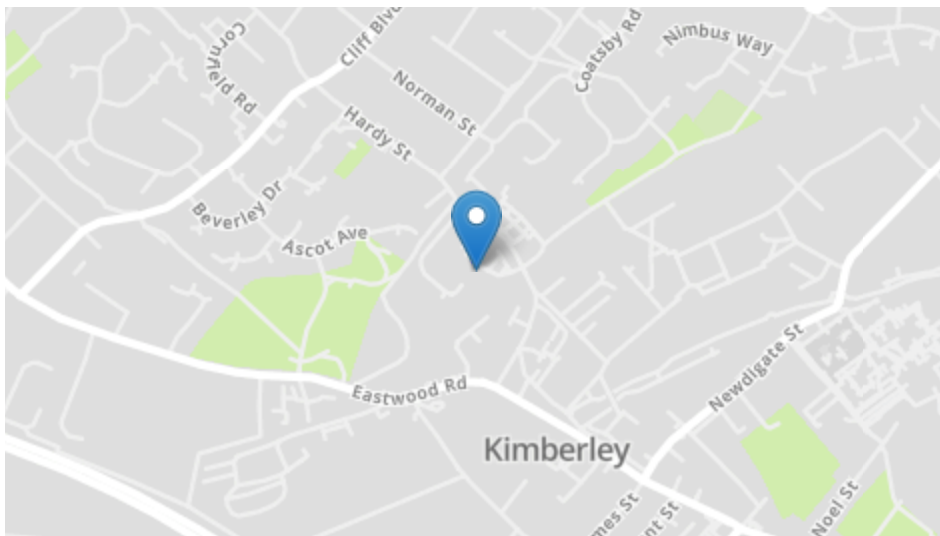
Old Brewery Yard, Kimberley, NG16 2YS

Offers Over £300,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Modern 4 Storey Town House
- 4 Double Bedrooms
- Modern Dining Kitchen
- En Suite, Family Bathroom & Separate WC
- Driveway & Double Garage
- South West Facing Rear Garden
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- No Upward Chain

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 - 28253811

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



*****FOUR STOREY LIVING***** Set across four floors and in the heart of Kimberley's historic old brewery yard, a spacious and beautifully presented four bedroom modern town house, positioned in walking distance to the town centre. Briefly comprising; entrance hallway, garage with rear access to courtyard, to the first floor; lounge, wc and dining kitchen with doors opening to garden, to the second floor, two double bedrooms, one with en-suite, and to the top floor, a further two double bedrooms and family bathroom. Outside, the property is located in the historic courtyard, with parking to the front. To the rear on the ground level is a courtyard, and to the first floor is a low maintenance garden. Located in walking distance to Kimberley town centre, the towns shops and amenities are on your doorstep. Also nearby is the Ikea retail park and excellent road links providing access to Nottingham and beyond. Contact Watsons to arrange a viewing.

Ground Floor

Garage

7.9m x 4.0m (25' 11" x 13' 1") Remote controlled rollup door, power and door to the rear garden.

Entrance Hall

Composite entrance door to the front, door to the garage, radiator, tiled flooring and stairs to the first floor.

First Floor

Landing

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

WC

WC, pedestal sink unit and radiator.

Lounge

4.57m x 3.98m (15' 0" x 13' 1") Radiator and French doors to the Juliet balcony.

Dining Kitchen

4.46m x 3.99m (14' 8" x 13' 1") A range of matching wall & base, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: waist height electric oven & hob with extractor over, washing machine, dishwasher and fridge freezer. Ceiling spotlights, radiator, luxury vinyl tiled flooring and French doors leading to the rear garden.

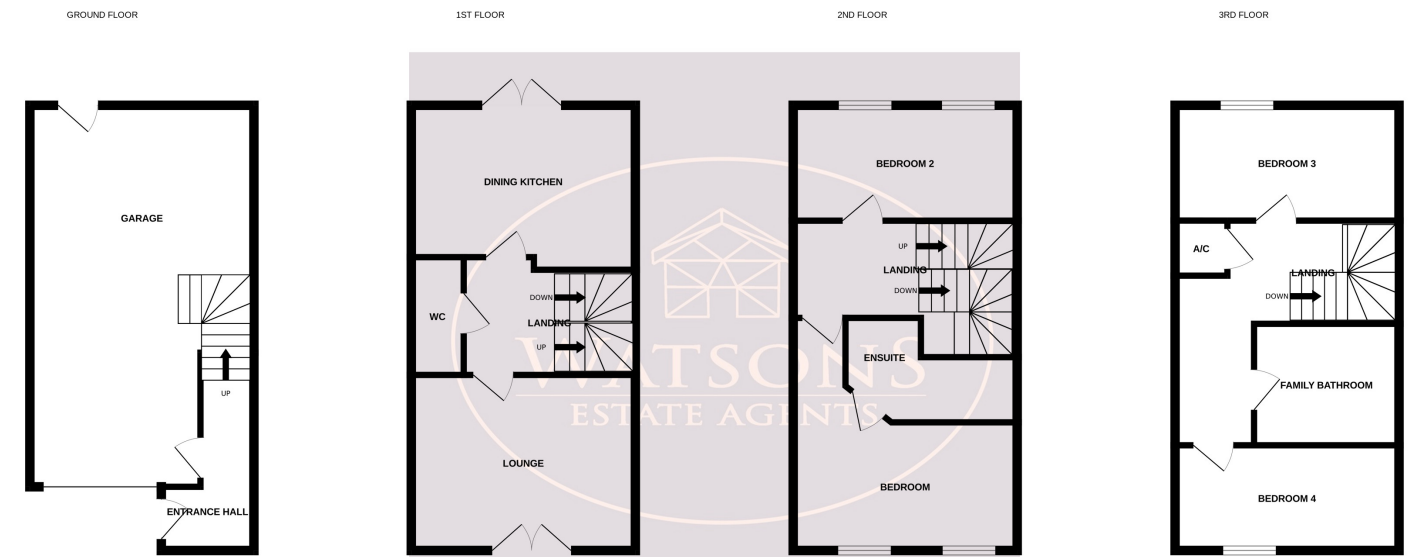
Second Floor

Landing

Doors to the primary bedroom and bedroom 2.

Primary Bedroom

5.59m (max) x 4.0m (18' 4" x 13' 1") UPVC double glazed window to the front, radiator and door to the en suite.



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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En Suite

3 piece suite in white comprising WC pedestal sink unit and shower cubicle. Chrome heated towel rail, ceiling spotlights.

Bedroom 2

3.95m x 3.25m (13' 0" x 10' 8") UPVC double glazed window to the rear and radiator.

Third Floor

Landing

Doors to bedrooms 3, 4 and family bathroom.

Bedroom 3

4.0m x 3.04m (13' 1" x 10' 0") UPVC double glazed window to the front, radiator.

Bedroom 4

3.98m x 3.03m (13' 1" x 9' 11") UPVC double glazed window to the rear and radiator.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and shower cubicle. Ceiling spotlights, chrome heated towel rail and extractor fan.

Outside

The low maintenance, South West facing rear garden offers a good level of privacy and comprises a paved patio, well maintained lawn and steps down to the garage. The garden is enclosed by timber fencing to the perimeter.