

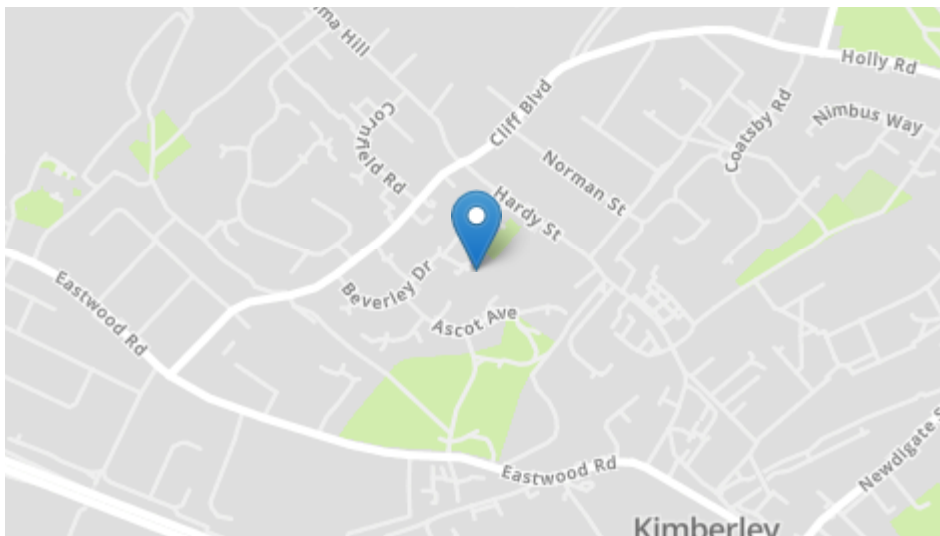
Haydock Close, Kimberley, NG16 2TX

Offers Over £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>		<b>84</b>
(69-80)	<b>C</b>	<b>70</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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Detached Family Home
- 4 Bedrooms
- Open Plan Lounge Diner
- Downstairs WC
- Driveway & Garage
- South 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 - 27152696

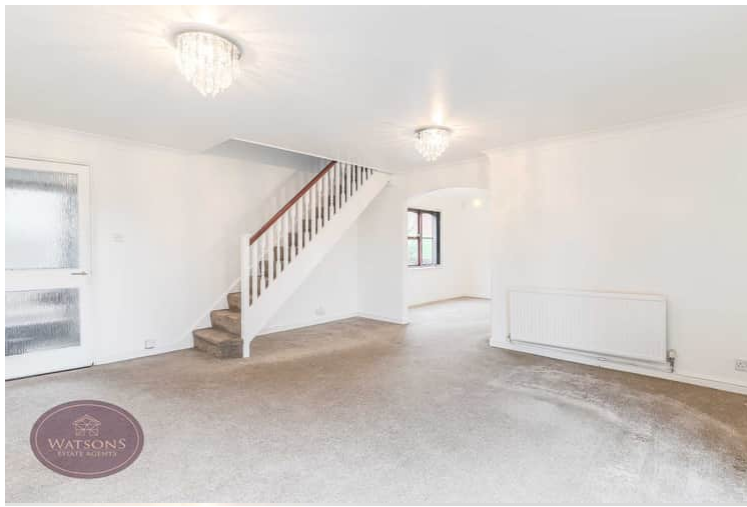
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40 Main Street, Kimberley, NG16 2LY  
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\*\*\* A FAMILY HOME WITH FOUR BEDROOMS \*\*\* There's room for all the family in this detached home on a popular quiet cul de sac in Kimberley and comes to the market with NO UPWARD CHAIN. The accommodation comprises in brief to the ground floor; entrance hall WC, lounge with stairs to the first floor and French doors to the rear garden, open to the dining room and fitted kitchen. On the first floor, the landing leads to the 4 bedrooms and a family bathroom which is fitted with a modern white suite. Outside, there is a South facing low maintenance landscaped garden to the rear comprising of a lawn, paved patio area, whilst to the front of the property, a driveway provides off road parking and leads to the garage. The location provides easy access to schools and recreational parks and is less than a mile from Kimberley Town Centre and Giltbrook Retail Park, both of which offer a wide range of shops and amenities. Nearby key roads include the A610 and regular buses run from Eastwood Road, just a short walk away.

#### Ground Floor

##### Porch

Door to the entrance hall

##### Entrance Hall

Wooden single glazed window to the side and doors to the lounge diner, kitchen & WC.

##### WC

WC, wall mounted sink, chrome heated towel rail, ceiling spotlights and obscured wooden single glazed window to the front.

##### Lounge Area

5.17m x 4.90m (17' 0" x 16' 1") Stairs to the first floor, radiator and double glazed French doors leading to the rear garden. Open to the dining area.

##### Dining Area

3.49m x 2.69m (11' 5" x 8' 10") Wooden single glazed window to the front and radiator. Door to the kitchen.

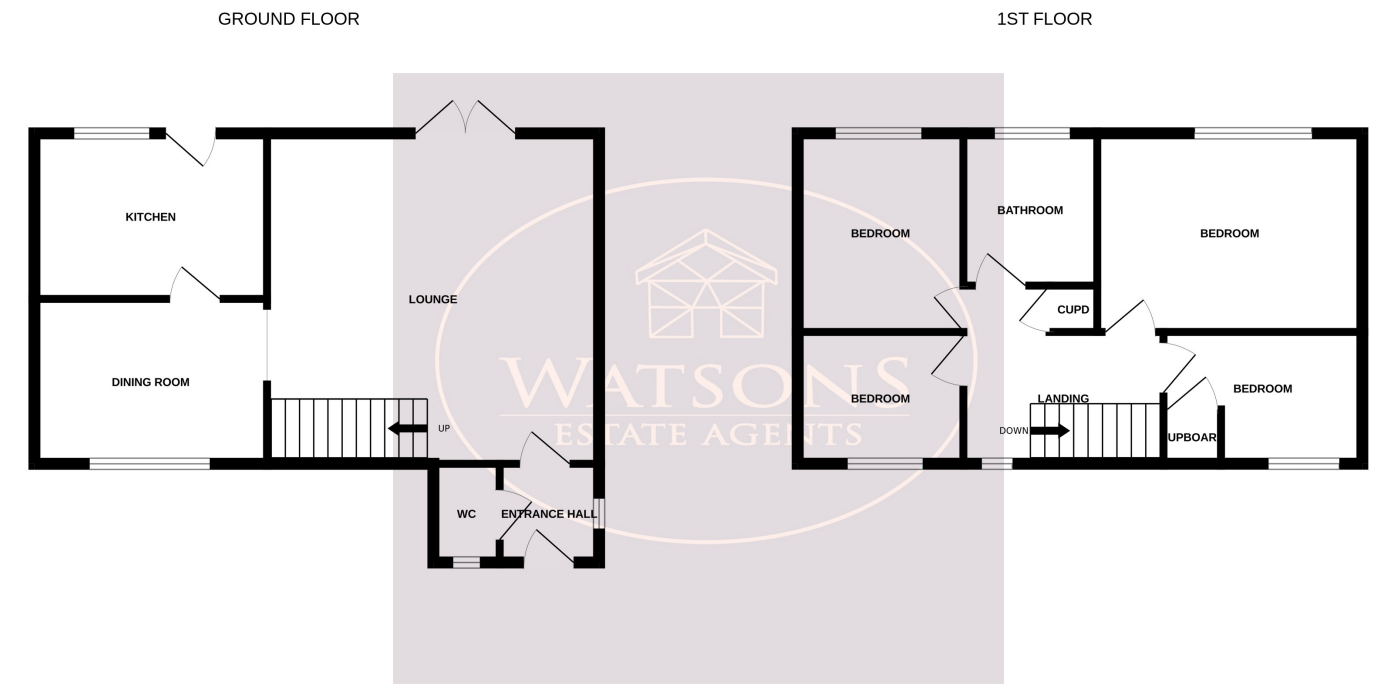
##### Kitchen

3.73m x 2.41m (12' 3" x 7' 11") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over and fridge freezer. Plumbing for washing machine, ceiling spotlights, radiator, wooden double glazed window to the rear and door to the rear.

#### First Floor

##### Landing

Wooden single glazed window to the front, storage cupboard housing the combination boiler 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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##### Bedroom 1

3.95m x 3.19m (13' 0" x 10' 6") Wooden single glazed window to the rear and radiator.

##### Bedroom 2

3.19m x 2.67m (10' 6" x 8' 9") Wooden single glazed window to the rear and radiator.

##### Bedroom 3

2.69m x 1.91m (8' 10" x 6' 3") Wooden single glazed window to the front and radiator.

##### Bedroom 4

2.18m (3.06 m max) x 1.93m (7' 2" x 6' 4") Wooden single glazed window to the front, storage cupboard and radiator.

##### Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath with shower over. Chrome heated towel rail and obscured wooden single glazed window to the rear.

##### Outside

To the front of the property is a turfed lawn and stone rockery with a range of plants & shrubs. Running alongside the property a driveway provides ample off road parking and leads to the single garage with up & over door. The South facing rear garden offers a good level of privacy and comprises a paved patio, turfed lawn and flower bed borders with a range of plants & shrubs.