

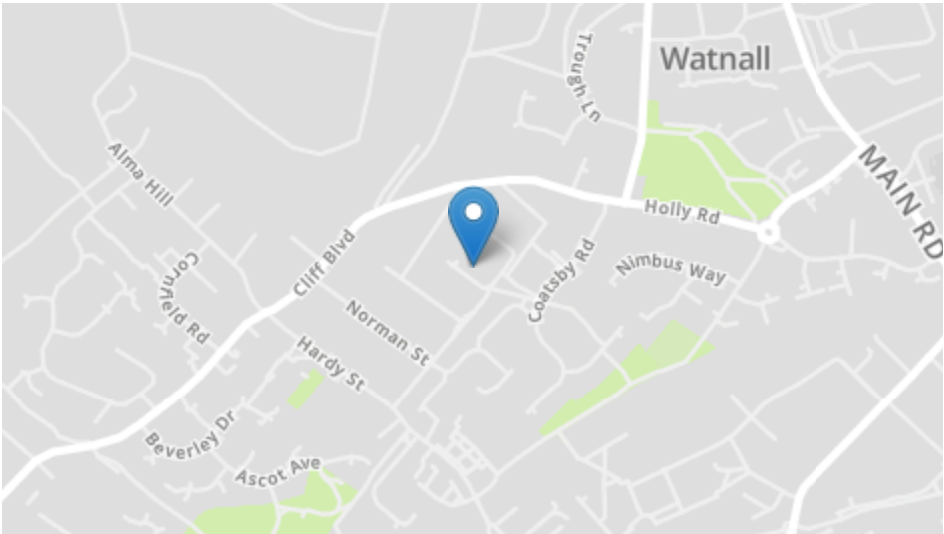
Bayswater Road, Kimberley, NG16 2TP

Offers Over £350,000



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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	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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 - 29196053

- Detached Family Home
- 4 Double Bedrooms
- En Suite & Family Bathroom
- Downstairs WC & Conservatory
- Off Road Parking & Garage
- Popular Cul De Sac Location
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links

Our Seller says....

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
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*** FOREVER FAMILY HOME *** Located on this much sought after development, this detached family home is well presented throughout and will tick all the boxes for buyers looking for their forever home. The accommodation briefly comprises: Entrance hallway, WC, lounge, breakfast kitchen fitted with high gloss units, granite worktops and integrated appliances, plus a conservatory over looking the rear garden with French doors opening on to the patio area. On the first floor the landing gives access to the family bathroom and four bedrooms with bedroom 1 benefitting from an en suite. Outside, to the front of the property, a driveway provides off road parking and leads to the single detached garage which has an up and over door. The rear garden is laid to lawn with a patio area and is enclosed by timber fencing with gated access to the front. Bayswater road provides easy access to the M1 & A610 as well as being just a short drive from a wide range of shops & amenities in nearby Kimberley Town Centre. Nearby Schools include Hollywell Prmary, Gilthill Primary and The Kimberley School and 6th form. For more information, or to book your viewing appointment, call our team.

Ground Floor

Entrance Hall

Entrance door to the front, uPVC double glazed window to the side and door to the WC and lounge/diner and stairs to the first floor.

WC

WC, pedestal sink unit, heated towel rail and obscured uPVC double glazed window to the front.

Lounge

6.37m x 4.5m (20' 11" x 14' 9") UPVC double glazed window to the front, under stairs storage cupboard, radiator, Inglenook fireplace with inset wood burner stove and door to the dining kitchen.

Dining Kitchen

6.2m x 3.2m (20' 4" x 10' 6") A range of matching wall units with downlighting & base units with low level lighting, granite work surfaces incorporating a sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over, fridge, freezer, washing machine, dishwasher and wine chiller. UPVC double glazed window to the rear, radiator, wood effect laminate flooring, ceiling spotlights, French doors to the conservatory, door to the side and door to the entrance hall.

Conservatory

3.9m x 3.36m (12' 10" x 11' 0") Brick & uPVC double glazed construction, insulated roof, radiator and French doors to the rear garden.

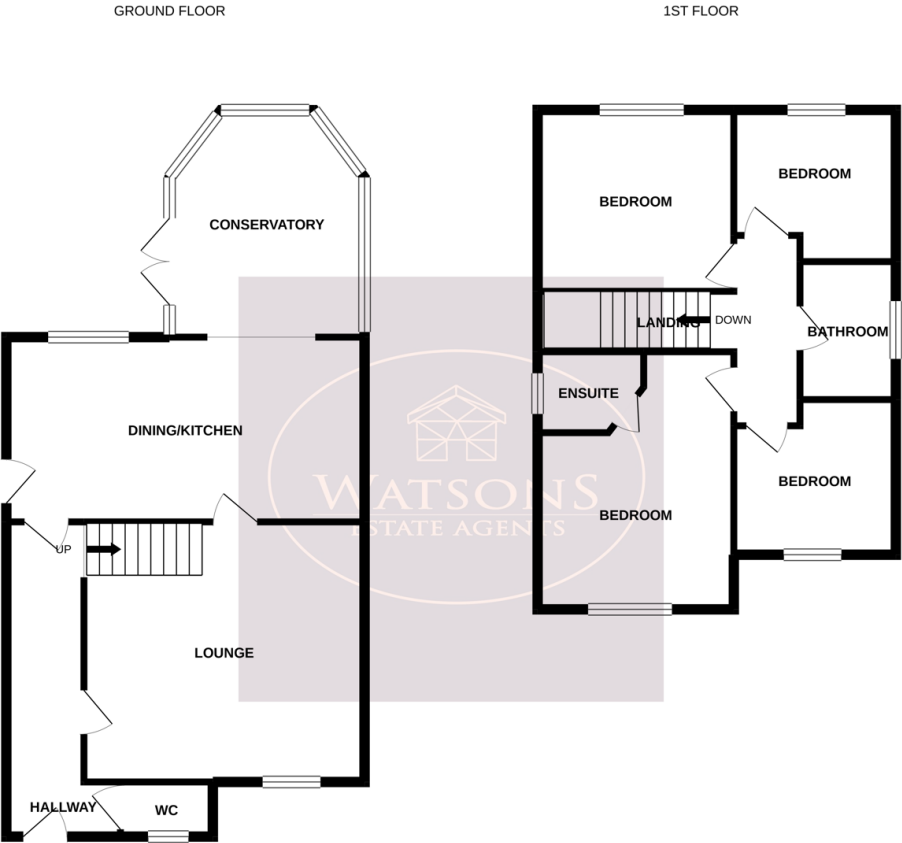
First Floor

Landing

Storage cupboard, ceiling spotlights and access to the attic housing the combination boiler. Doors to all bedrooms and bathroom.

Bedroom 1

4.47m x 2.9m (14' 8" x 9' 6") UPVC double glazed window to the front, radiator, a range of fitted furniture 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, extractor fan and ceiling spotlights.

Bedroom 2

3.2m x 3.2m (10' 6" x 10' 6") UPVC double glazed window to the rear, a range of fitted furniture and radiator.

Bedroom 3

2.85m x 2.22m (9' 4" x 7' 3") UPVC double glazed window to the rear, a range of fitted wardrobes and radiator.

Bedroom 4

2.65m x 2.33m (8' 8" x 7' 8") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and P shaped bath with electric shower over. Chrome heated towel rail, extractor fan and ceiling spotlights. Obscured uPVC double glazed window to the side.

Outside

To the front of the property there is a well tended lawn. A block paved driveway provides ample off road parking with further secure parking behind double wrought iron gates and leads to the single garage with electric roll up shutter door, light and power. The rear garden comprises a paved patio, steps up to a well tended lawn and a timber built shed with further steps up to a paved patio seating area. The garden enjoys a good level of privacy and is enclosed by timber fencing to the perimeter with gated access to the side.