

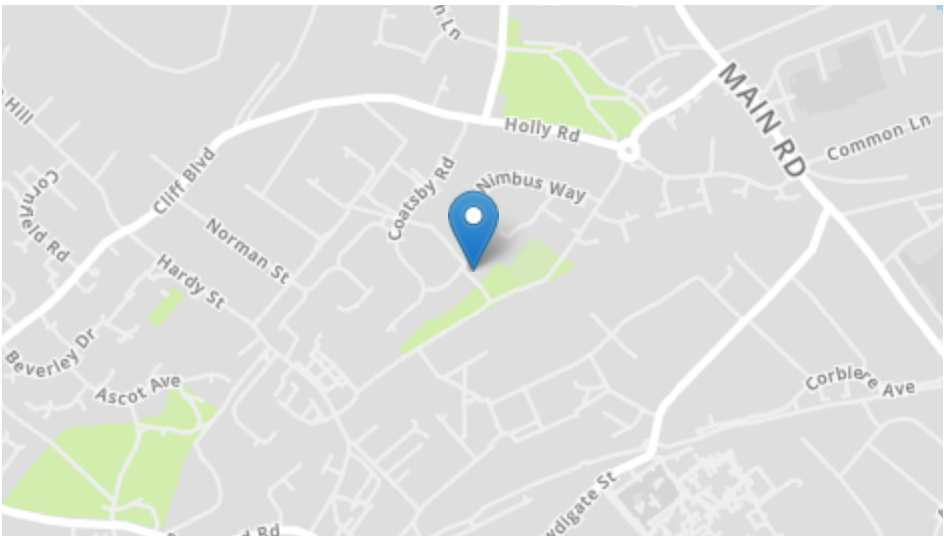
Flixton Road, Kimberley, NG16 2TJ

Offers Over £270,000



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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		
	66	81
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 - 29146413

- Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Open Plan Dining Kitchen
- Conservatory
- Driveway & Car Port
- Walking Distance From Kimberley Town Centre
- Excellent Road & Public Transport Links
- Favoured School Catchment

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
8am-8pm - 7days



*** COME HOME TO FLIXTON *** Located in a sought after area in Kimberley, this beautifully presented detached family home would suit families and first time buyers alike. Features include open plan dining kitchen and conservatory, a stunning rear garden and off road parking. The accommodation comprises in brief; entrance hall, lounge, open plan kitchen, dining area and conservatory. On the first floor, the landing leads to the 3 bedrooms - 2 of which are double and the bathroom which is fitted with a white suite. Outside, a driveway to the front, provides off road parking and leads to a carport, whilst the stunning rear garden is well established, vibrant and offers a good level of privacy. Flixton 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 Watsons for more information or to book your viewing.

Entrance Hall

Composite entrance door, stairs to the first floor, Karndean flooring, radiator and door to the lounge.

Lounge

4.69m x 3.79m (15' 5" x 12' 5") Feature fireplace, Karndean flooring, radiator and French doors to the dining room.

Dining Room

3.18m x 2.4m (10' 5" x 7' 10") Karndean flooring, radiator and open plan to the kitchen and wooden bi fold doors to the conservatory.

Kitchen

3.21m x 2.3m (10' 6" x 7' 7") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer. Integrated appliances to include: electric oven, gas hob and microwave. Plumbing for washing machine, under stairs storage cupboard, Karndean flooring, uPVC double glazed window to the rear and composite door to the side.

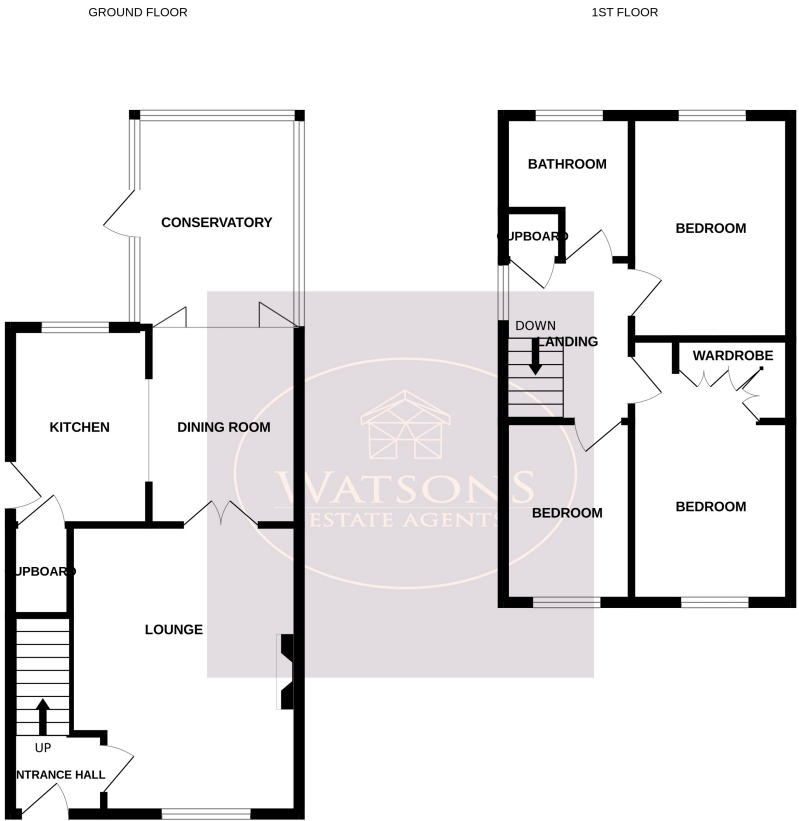
Conservatory

2.93m x 2.74m (9' 7" x 9' 0") Full height UPVC double glazed windows & glass roof, Karndean flooring and door to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, airing cupboard housing the Worcester Bosch combination boiler, access to the attic (partly boarded), radiator 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.
Made with floorplan 12025

Bedroom 1

4.25m x 2.63m (13' 11" x 8' 8") UPVC double glazed window to the front, fitted wardrobes and radiator.

Bedroom 2

3.77m x 2.6m (12' 4" x 8' 6") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.03m x 2.05m (9' 11" x 6' 9") UPVC double glazed window to the front, storage cupboard and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and freestanding bath with shower over. Obscured uPVC double glazed window to the rear, radiator and tiled flooring.

Outside

A tarmacadam driveway to the front provides off road parking with double gates leading to the carport. The well established rear garden consists of a patio area and gravel beds, steps to a further raised patio area and lawn with mature plant & shrub borders. Timber built shed and summer house. The garden is enclosed by timber fencing with gated access to the car port.