

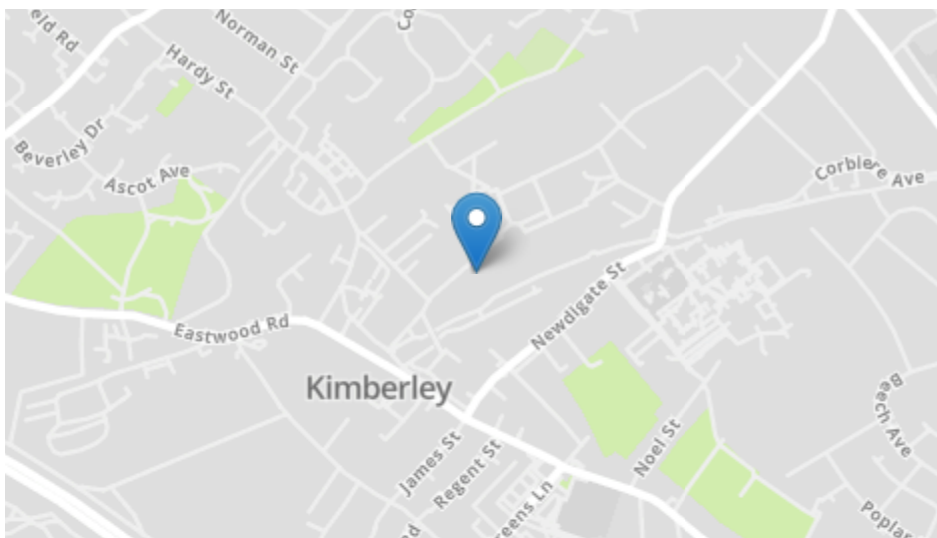
Edgwood Road, Kimberley, NG16 2JR

£280,000



Edgwood Road, Kimberley, NG16 2JR

£280,000



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 64 | 78 |
| (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 - 28143488

- Extended Semi Detached Family Home
- 4 DOUBLE Bedrooms
- 2 Reception Rooms
- Utility & Downstairs Shower Room
- Conservatory
- Driveway & Garage
- Corner Plot
- Walking Distance to Kimberley Town Centre
- Excellent Road & Public Transport Links
- NO UPWARD CHAIN

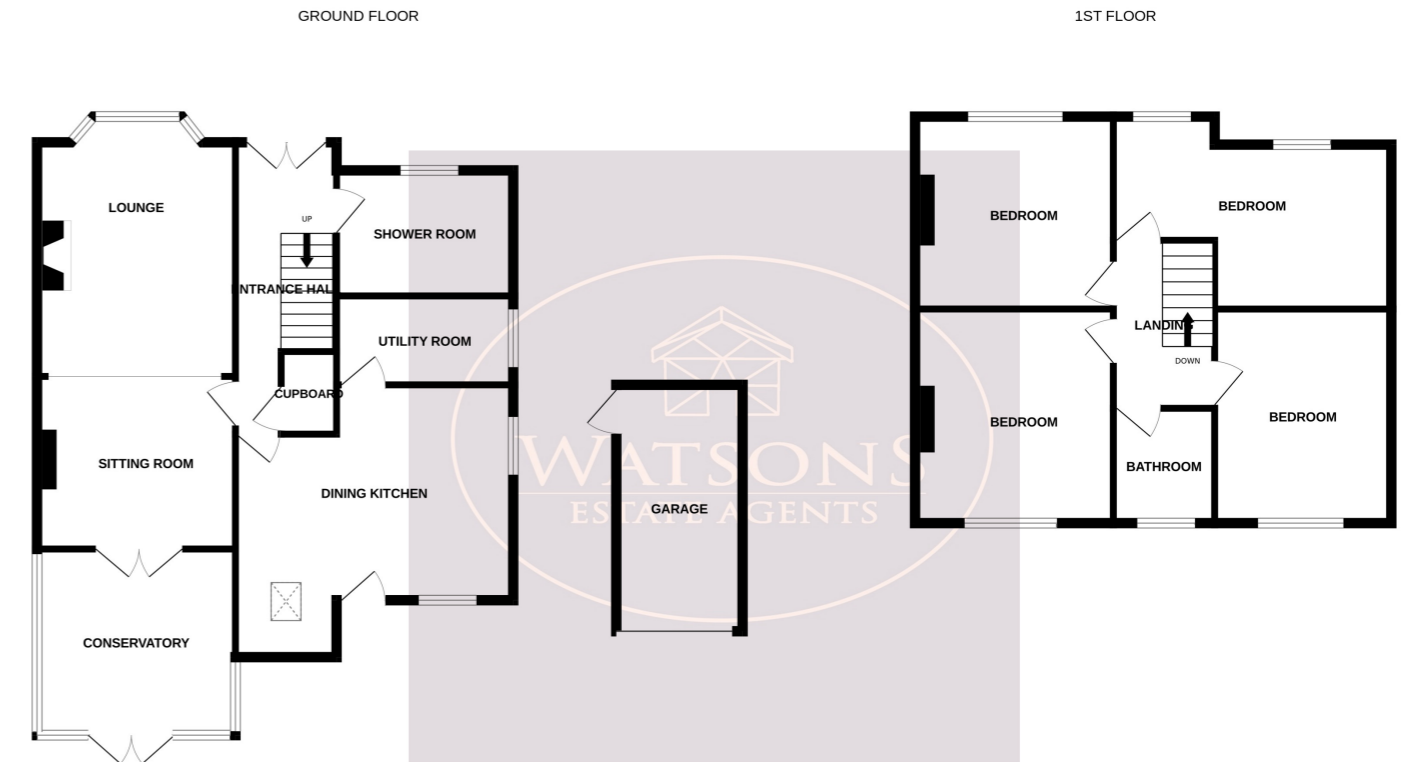
Our Seller says....

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



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 Metropix ©2024

*** NO ORDINARY SEMI *** You can tell from the kerbside that this EXTENDED semi in Kimberley offers good space, but with 4 DOUBLE bedrooms and a special surprise to the rear, families need to read on... The extensive accommodation comprises in brief: porch, entrance hall, downstairs shower room, lounge, dining area, kitchen, utility room and conservatory completing the spacious ground floor. Upstairs, the landing leads to the 4 bedrooms (with one having a dressing area) and family bathroom. If that space wasn't impressive enough for families, the corner plot gives a nice lawned garden to the side which is very private and secure. The remaining space to the rear requires little maintenance and also enjoys a high level of privacy. Edgwood Road is a well regarded cul-de-sac within walking distance of Kimberley Town Centre, so shops, schools and public transport are all very convenient. The tram network and M1 motorway are also just a short drive away. We invite families to view this in person to see the space for themselves - call our sales team now to arrange an appointment.

Ground Floor

Porch

Arch uPVC double glazed French doors to the entrance hall.

Entrance Hall

Luxury vinyl tiled flooring, radiator, stairs to the first floor, under stairs storage and doors to the downstairs shower room, lounge and kitchen.

Downstairs Shower Room

3 piece suite in white comprising WC, concealed cistern WC and shower cubicle with mains fed dual rainfall effect shower. Chrome heated towel rail, extractor fan, and obscured uPVC double glazed window to the front.

Lounge

4.34m x 3.36m (14' 3" x 11' 0") UPVC double glazed bay window to the front, wood effect laminate flooring and real flame gas fire with cast iron surround and wooden fireplace surround. Open to the dining area.

Dining Area

3.36m x 3.36m (11' 0" x 11' 0") Wood effect laminate flooring, radiator and French doors to the conservatory.

Kitchen

4.9m x 4.9m (16' 1" x 16' 1") A range of matching solid wood wall & base units, work surfaces incorporating an inset Belfast sink. Space for 5 ring Range style cooker with extractor over. Plumbing for dishwasher, plumbing and wiring for an American style fridge freezer, 2 radiators, velux window, tiled flooring, uPVC double glazed window to the rear and doors to the rear garden and utility room.

Utility Room

2.67m x 1.3m (8' 9" x 4' 3") Work surfaces incorporating a stainless steel sink & drainer unit. Plumbing for washing machine, wall mounted combination boiler, radiator, extractor fan and uPVC double glazed window to the side.

Conservatory

3.45m x 3.2m (11' 4" x 10' 6") Brick & uPVC double glazed construction, tiled flooring and French doors to the rear garden.

First Floor

Landing

Access to the attic (fully boarded with drop down ladder). Doors to bedrooms 1, 2 & 3, dressing room and bathroom.

Bedroom 1

3.57m x 3.38m (11' 9" x 11' 1") UPVC double glazed window to the front, radiator and wood effect laminate flooring.

Bedroom 2

3.43m x 3.39m (11' 3" x 11' 1") UPVC double glazed window to the rear, radiator and wood effect laminate flooring.

Bedroom 3

3.64m x 2.66m (11' 11" x 8' 9") UPVC double glazed window to the rear and radiator.

Dressing Area

2.06m x 1.93m (6' 9" x 6' 4") UPVC double glazed window to the front and radiator. Open to bedroom 4.

Bedroom 4

2.73m x 2.73m (8' 11" x 8' 11") 2 uPVC double glazed windows to the front, 2 radiators.

Bathroom

3 piece suite in white comprising concealed cistern WC, vanity sink unit and corner bath. Chrome heated towel rail and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn, with a paved driveway to provide ample off road parking, leading to a detached garage (up and over door & power). The driveway is enclosed by original stone wall and wrought iron fencing to the perimeter and is secured by wrought iron gates to the front. Modest garden space to the side & rear require s little maintenance and enjoy a high level of privacy.