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**\*\*\* DECEPTIVELY SPACIOUS! \*\*\*** This end town house offers bedrooms sizes and living space rarely found at this price point and would make a great choice for a first time buyer or young family. The accommodation is well presented throughout and comprises in brief; entrance hall, WC, lounge and a modern dining kitchen. On the first floor, the landing leads to the 3 bedrooms - two of which are double - and the family bathroom. Outside, there are lawned gardens to the front and side and the rear garden is enclosed and offers a good level of privacy. The amenities of Kimberley Town Centre are just a short walk away and the property is within the catchment for the favoured Hollywell Primary and The Kimberley School. Need to commute? The road links are excellent with the A610 and Junction 26 of the M1 being less than 2 miles away and the Trent Barton 'Rainbow One' bus stop is within a 10 minute walk. To book your appointment to view call Watsons on 01159385577.

## Ground Floor

### Entrance Hall

UPVC double glazed entrance door, stairs to the first floor, radiator, storage cupboard, ceiling spotlights and doors to the lounge, dining kitchen, WC and rear garden.

### WC

WC, pedestal sink unit, radiator and obscured uPVC double glazed window to the rear.

### Lounge

4.07m x 3.58m (13' 4" x 11' 9") UPVC double glazed window to the front and radiator.

### Dining Kitchen

4.12m x 3.51m (13' 6" x 11' 6") A range of matching high gloss wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated waist height oven & gas hob with extractor over. Plumbing for washing machine & dishwasher, ceiling spotlights, wood effect laminate flooring, vertical radiator and uPVC double glazed window to the rear.

## First Floor

### Landing

Access to the attic, storage cupboard and doors to the all bedrooms and bathroom.

### Bedroom 1

3.61m x 3.22m (11' 10" x 10' 7") UPVC double glazed window to the front and radiator.

### Bedroom 2

3.6m x 3.03m (11' 10" x 9' 11") UPVC double glazed window to the rear, wood effect laminate flooring, radiator and fitted wardrobe.

### Bedroom 3

2.76m x 2.63m (9' 1" x 8' 8") UPVC double glazed window to the front, over stair storage cupboard and radiator.

### Bathroom

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

### Outside

There are lawned gardens to the front & side of the property. The rear garden has a lawn, decorative bark section and is enclosed by a brick wall and hedging with gated access to the side. There are several communal parking bays in front of and nearby the property.