

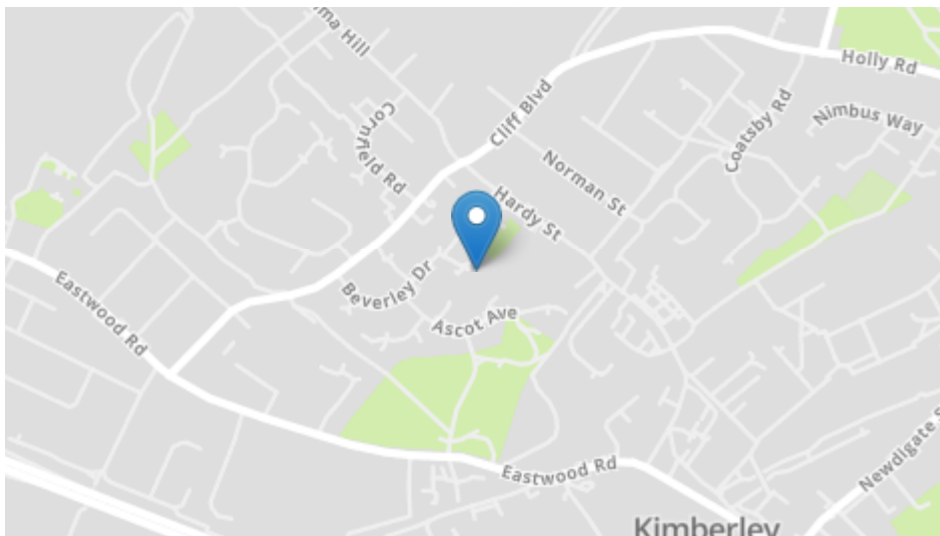
Haydock Close, Kimberley, NG16 2TX

£260,000

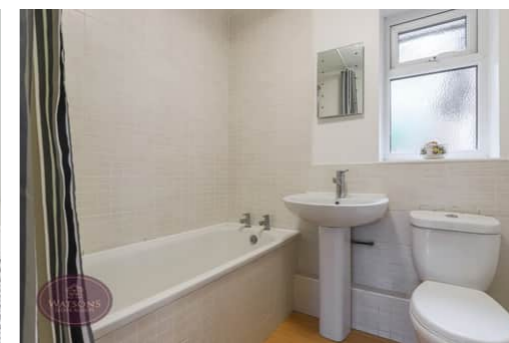


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Bungalow
- 3 Bedrooms
- Generous Lounge
- Driveway & Detached Garage
- Excellent Road & Public Transport Links
- Walking Distance To Kimberley Town Centre
- Cul De Sac Location
- 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 - 27099465

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



*****ONE LEVEL LIVING***** Offered to the market with NO UPWARD CHAIN, a spacious THREE bedroom detached bungalow located at the head of a quiet CUL-DE-SAC close to Kimberley town centre. With a modern fitted kitchen, detached garage, well proportioned lounge, and mature and private rear garden. Briefly comprising; entrance hallway, lounge, fitted kitchen, three bedrooms and bathroom. Outside front and rear gardens, driveway and garage. Located at the head of a quiet cul-de-sac, the property lies within easy reach of Kimberley town centre and all of the towns amenities. Nearby are excellent road links with the A610 providing access to the surrounding towns. Not to be missed, call Watsons today to arrange your viewing.

Entrance Hall

Composite entrance door to the side, radiator, storage cupboard housing the Worcester Bosch combination boiler and doors to all rooms.

Lounge

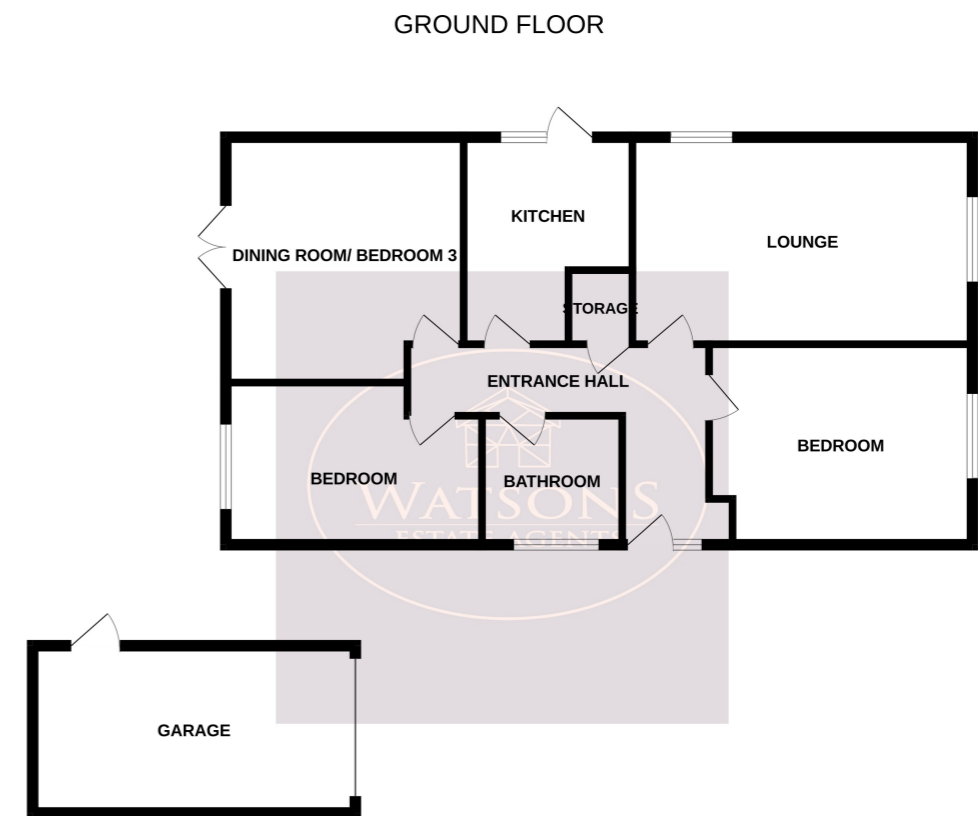
5.33m x 3.26m (17' 6" x 10' 8") UPVC double glazed bay window to the front, uPVC double glazed window to the side, radiator.

Breakfast Kitchen

3.25m x 2.6m (10' 8" x 8' 6") A range of matching wall & base units, work surfaces incorporating an inset ceramic sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over, fridge and dishwasher. Breakfast bar, radiator and door to the side.

Bedroom 1

4.1m x 2.74m (13' 5" x 9' 0") UPVC double glazed window to the front, radiator.



Bedroom 2

3.87m x 3.02m (12' 8" x 9' 11") Radiator and uPVC double glazed patio doors to the rear garden.

Bedroom 3

3.6m x 2.13m (11' 10" x 7' 0") UPVC double glazed window to the rear and radiator.

Bathroom

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

Outside

To the front of the property is a turfed lawn. Running alongside the property, a gravel driveway provides ample off road parking and leads to the detached garage with up & over door and power. Access/egress to the driveway is shared with the neighbouring property and the usual provisions apply. The rear garden comprises a paved patio, turfed lawn and is enclosed by timber fencing to the perimeter with gated access to the side.