

Swingate, Kimberley, Nottingham, NG16 2PG

£425,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	100	100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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 - 26878452

- Newly Built Detached Home
- 4 Bedrooms
- En Suite To Primary Bedroom
- Downstairs WC
- Modern Open Plan Dining Kitchen
- Driveway & Garage
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- 10 Year NHBC Certificate
- 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



*** HIDDEN GEM *** WATSONS are delighted to present this superb detached family home in Kimberley which is tucked away off a private access drive within walking distance of the Town Centre. The property is NEWLY BUILT so comes with NO UPWARD CHAIN and a 10 year builders warranty for peace of mind. You will note that both the build and finishings are of high quality, with accommodation comprising in brief: entrance hallway to downstairs wc, lounge, dining kitchen with bi-fold doors opening out to the rear garden. Upstairs, the landing gives access to the 4 bedrooms (en suite to primary) and family bathroom. Outside, a driveway & garage alongside provide good off street parking and with an identical property as your only neighbour (already SSTC), you shouldn't have many problems parking on the end of the cul-de-sac as an overflow. As well as all the shops in Kimberley, favoured primary and secondary schools are within walking distance, as is beautiful countryside. Call our sales team now to get in early for this excellent opportunity.

Ground Floor

Entrance Hall

5.82m x 1.5m (19' 1" x 4' 11") 5.82m x 1.5m (19' 1" x 4' 11") Anthracite powder coated aluminium double glazed entrance door, stairs to the first floor, door to the storage cupboard, door to the downstairs WC, door to the lounge and door to the open plan dining kitchen. Karndean flooring with under floor heating.

WC

2 piece suite in white comprising a WC, pedestal sink unit, chrome heated towel rail. Anthracite powder coated aluminium obscured double glazed window to the side, Karndean flooring with under floor heating.

Lounge

4.7m x 3.6m (15' 5" x 11' 10") Anthracite powder coated aluminium double glazed window to the front and Karndean flooring with under floor heating.

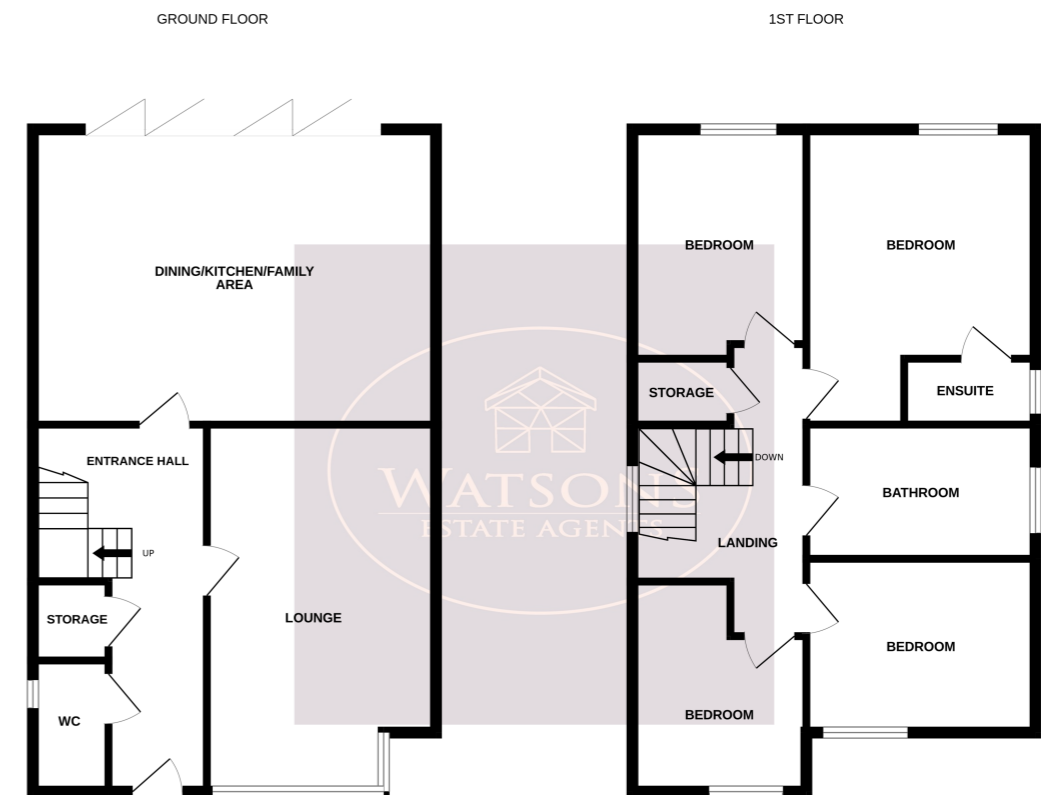
Dining/Kitchen/Family Area

6.3m x 4.5m (20' 8" x 14' 9") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include electric oven & hob with extractor over, fridge freezer and dishwasher. Plumbing for washing machine. Anthracite powder coated aluminium double glazed bi folding doors to the rear garden and Karndean flooring with under floor heating.

First Floor

Landing

Doors to all bedrooms and bathroom. Under floor heating.



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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Primary Bedroom

3.5m x 3.2m (11' 6" x 10' 6") Anthracite powder coated aluminium double glazed window to the rear, underfloor heating and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Extractor fan, ceramic tiled flooring with underfloor heating and Anthracite powder coated aluminium obscured double glazed window to the side.

Bedroom 2

3.5m x 2.65m (11' 6" x 8' 8") Anthracite powder coated aluminium double glazed window to the front and underfloor heating.

Bedroom 3

3.5m x 2.65m (11' 6" x 8' 8") Anthracite powder coated aluminium double glazed window to the rear and underfloor heating.

Bedroom 4

3.37m x 2.06m (11' 1" x 6' 9") Anthracite powder coated aluminium double glazed window to the front and underfloor heating.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and shower cubicle. Anthracite powder coated aluminium obscured double glazed window to the side, chrome heated towel rail, extractor fan and ceramic tiled flooring.

Outside

To the front of the property is a Bradstone paved patio and a tarmac driveway alongside provides ample off road parking and leads to the garage measuring 6.0m x 3.0m with electric shutter door. The rear of the property provides a reasonable level of privacy with a Bradstone patio and turfed lawn, all enclosed by hedge and timber fencing to the perimeter.