

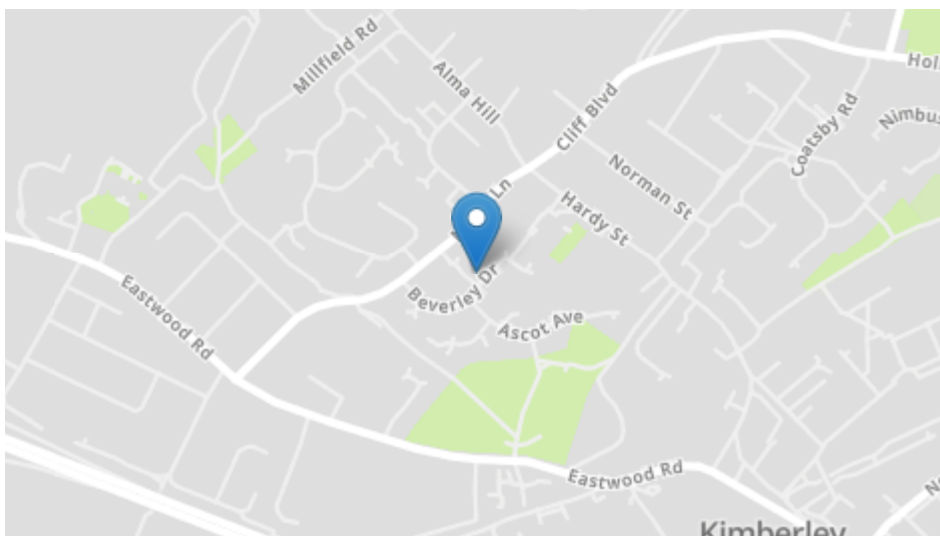
Beverley Drive, Kimberley, NG16 2TW

Offers in Region of £350,000



Beverley Drive, Kimberley, NG16 2TW

Offers in Region of £350,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	74	
(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	



- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Downstairs WC & Conservatory
- Driveway & Garage
- Walking Distance To Kimberley Town Centre
- Excellent Public Transport & Road Links
- Favours School Catchment

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 - 25884275

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



*** A FAMILY HOME WITH FOUR DOUBLE BEDROOMS *** There's room for all the family in this detached home on a popular quiet cul de sac in Kimberley. The accommodation comprises in brief to the ground floor; entrance hall with stairs to the first floor, WC, lounge with dual aspect windows, dining room, newly fitted kitchen, conservatory leading to the rear garden. On the first floor, the landing leads to the 4 bedrooms and a family bathroom which is fitted with a modern white suite. Outside, there is a low maintenance landscaped garden to the rear comprising of a lawn, paved patio areas, whilst to the front of the property, a driveway provides off road parking and leads to the garage. The location provides easy access to schools and recreational parks and is less than a mile from Kimberley Town Centre and Giltbrook Retail Park, both of which offer a wide range of shops and amenities. Nearby key roads include the A610 and regular buses run from Eastwood Road, just a short walk away.

Ground

Entrance Hall

Stairs to the first floor, under stairs storage, radiator and doors to the lounge, kitchen, dining room and WC.

WC

WC, wall mounted sink, radiator and obscured uPVC double glazed window to the side.

Lounge

5.7m x 3.63m (18' 8" x 11' 11") UPVC double glazed windows to the front & side and radiator.

Dining Room

3.92m x 2.71m (12' 10" x 8' 11") UPVC double glazed sliding patio doors to the conservatory and radiator.

Kitchen

3.26m x 3.14m (10' 8" x 10' 4") A range of matching wall & base units, work surfaces incorporating a one bowl stainless steel sink & drainer unit. Integrated appliances to include waist height electric oven & hob with extractor over, fridge freezer and washing machine. Radiator, uPVC double glazed window to the side and door to the conservatory.

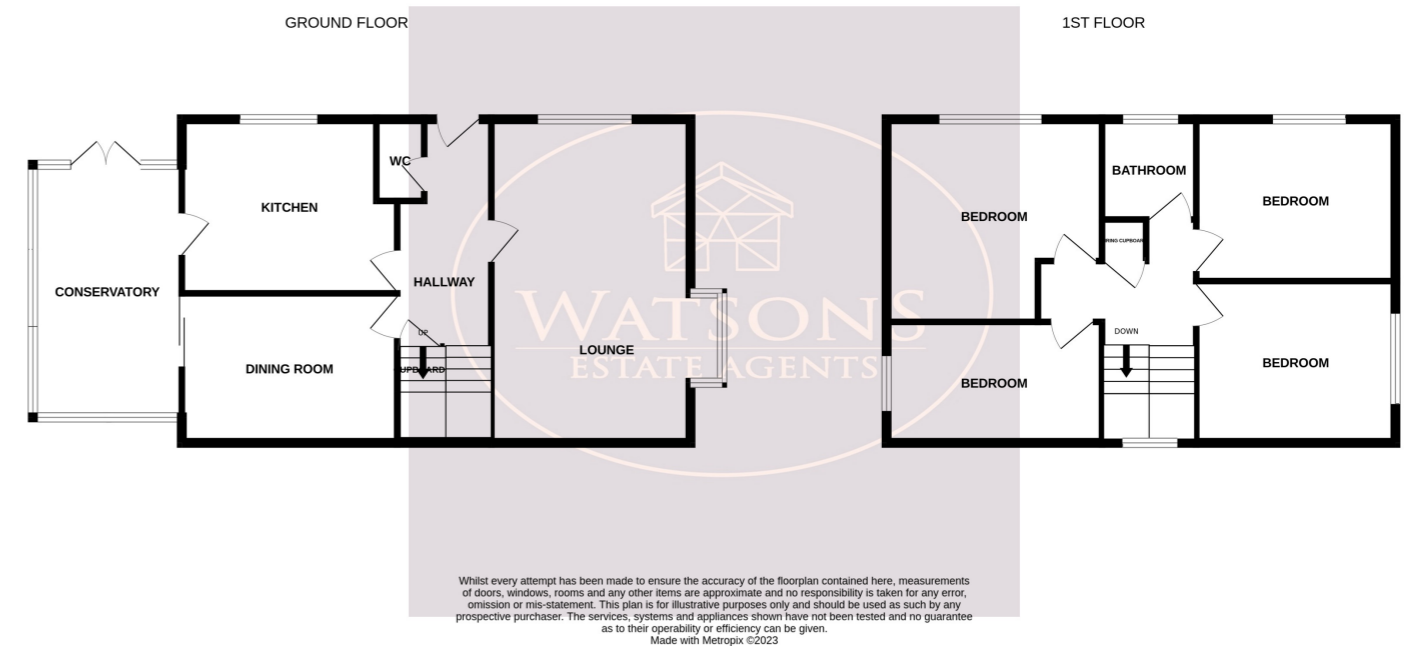
Conservatory

4.56m x 2.71m (15' 0" x 8' 11") Brick & uPVC double glazed construction, radiator and uPVC double glazed French doors to the side.

First Floor

Landing

UPVC double glazed window to the side, airing cupboard housing the combination boiler and doors to all bedrooms and bathroom.



Bedroom 1

3.8m x 3.74m (12' 6" x 12' 3") UPVC double glazed window to the side and radiator.

Bedroom 2

3.69m x 2.92m (12' 1" x 9' 7") UPVC double glazed window to the front, a range of fitted wardrobes and radiator.

Bedroom 3

3.7m x 2.94m (12' 2" x 9' 8") UPVC double glazed window to the side and radiator.

Bedroom 4

3.99m x 2.12m (13' 1" x 6' 11") UPVC double glazed window to the rear, fitted wardrobe and radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath with shower over. Chrome heated towel rail and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a well maintained lawn with flower bed borders. A concrete and gravel driveway provides ample off road parking leading to the single garage with up & over door and power. The rear garden provides a good level of privacy and comprises a paved patio, lawned garden and is enclosed by timber fencing to the perimeter with gated access to the side.