

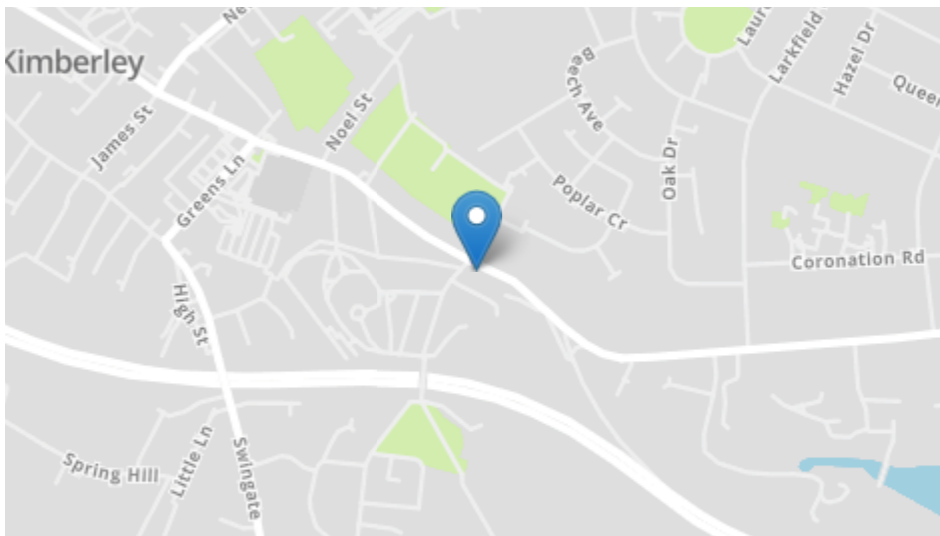
Nottingham Road, Kimberley, NG16 2NA

OFFERS OVER £650,000



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Our Seller says....

- Modern Detached Family Home
- 4 DOUBLE Bedrooms
- 3 Reception Rooms
- 2 En Suites & Family Bathroom
- Private Rear Garden with 2 Outbuildings
- Ample Off Road Parking
- High Spec Finishes Throughout
- No Upward Chain

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 - 27650524

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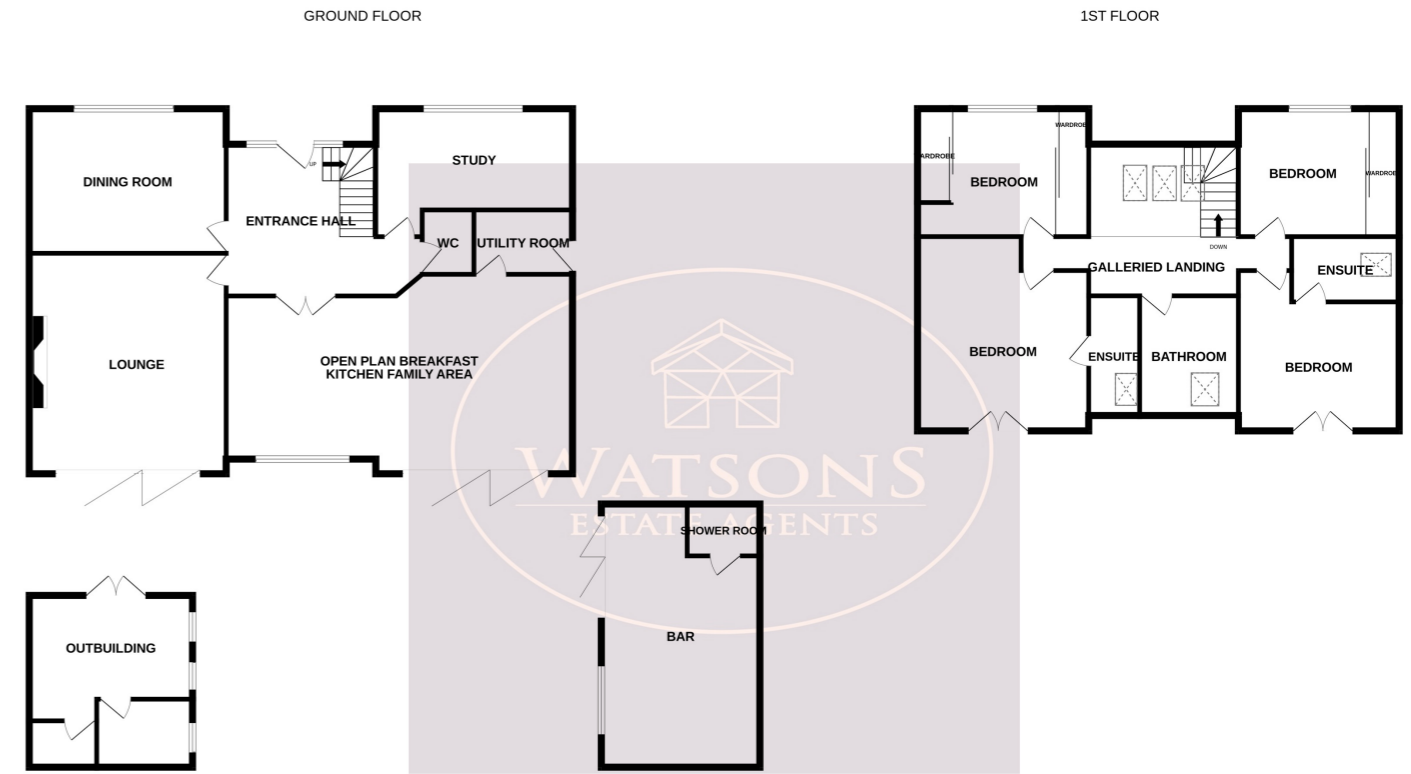


40 Main Street, Kimberley, NG16 2LY

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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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*** ONE OF A KIND! *** This exceptional self build will make your jaw drop the moment you enter the property and continue to blow you away as you take in the lush green surroundings from the rear garden. This is your chance to own a luxurious home in a prime location and with a premium specification that will satisfy the most particular of buyers. As you walk down the private driveway, you get a sense of the exclusivity which awaits and upon entering the double height hallway, the stunning accommodation does not disappoint. To the right, is a room which would be well suited as a dining room and there is a well proportioned lounge after that. However, beyond the french doors straight ahead lies the law-dropping open plan breakfast kitchen family area with porcelain tiled flooring another example of the 'no expense spared' finish. Also on the ground floor is a further reception room which would make a great Study for those who work from home, a downstairs wc and under stairs storage. Then the stairs with glass balustrades lead you up and round to the galleried landing with 3 velux windows allowing plenty of natural light to fill the space. The 4 bedrooms are all doubles, however one is currently used as a dressing room and has fitted wardrobes along both sides. French doors in bedrooms 1 & 2 lead out to juliet balconies which overlook the appealing rear garden with total privacy to the rear, as well as each having superb en suite facilities - and the stylish family bathroom is equally impressive. If all this wasn't enough, when you step outside into the rear garden you have choices. Do you turn left into the bar (with wc & shower cubicle) where there is space for a pool table, or perhaps spend some time in the other outbuilding currently used as an annex/guest bedroom but could be used as a gym, home office or cinema room. Or perhaps you'd just like to relax on the patio and enjoy the summer sun? The block paved front provides off street parking for multiple vehicles and is also fairly private, being set back from Nottingham Road. The location close to the Nuthall/Kimberley border means there is easy access to a wealth of amenities, including favoured schools within walking distance. Transport links are excellent too, with a regular bus service, tram park & ride nearby as well as easy access to the A610 & M1 motorway. We invite you to view in person, but be warned - you may just fall in love!

Ground Floor

Entrance Hall

Composite entrance door to the front, 3 velux windows, 2 uPVC double glazed windows to the front, under stairs storage, ceiling spotlights, porcelain tiled flooring, vertical radiator and stairs to the first floor with glass balustrades. Doors to the lounge, dining room, dining kitchen, study & WC.

WC

WC, vanity sink unit, ceiling spotlights, vertical radiator and extractor fan.

Lounge

5.58m x 5.0m (18' 4" x 16' 5") Media wall including feature fire, radiator and bi-folding doors to the rear garden.

Dining Room

4.94m x 3.64m (16' 2" x 11' 11") UPVC double glazed window to the front and radiator.

Dining Kitchen

9.24m x 5.02m (4.18m min) (30' 4" x 16' 6") A range of matching high gloss wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: 2 waist height double electric ovens & grill, induction hob with extractor over, fridge, freezer, dishwasher and wine cooler. Breakfast bar, central island offering further storage space. Porcelain tiled flooring, ceiling spotlights, vertical radiator, uPVC double glazed window to the rear, bi folding doors to the rear garden and door to the utility room.

Utility Room

2.48m x 1.58m (8' 2" x 5' 2") Inset stainless steel sink & drainer unit with flexi tap. Plumbing for washing machine, wall mounted combination boiler, porcelain tiled flooring, radiator, extractor fan and door to the side.

Study

4.95m x 2.49m (16' 3" x 8' 2") UPVC double glazed window to the front and radiator.

First Floor

Landing

2 radiators, ceiling spotlights and doors to all bedrooms and bathroom.

Primary Bedroom

4.91m x 4.34m (16' 1" x 14' 3") UPVC double glazed window to the rear, radiator, door to the en suite and French doors to the Juliet balcony.

En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubical with mains fed dual rainfall effect shower and body jets. Chrome heated towel rail, ceiling spotlights, extractor fan and velux window.

Bedroom 2

4.02m x 4.15m (3.34m min) (13' 2" x 13' 7") Radiator, Juliet balcony and door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubical with mains fed dual rainfall effect shower and body jets. Chrome heated towel rail, ceiling spotlights, extractor fan and velux window.

Bedroom 3

3.8m x 3.21m (12' 6" x 10' 6") UPVC double glazed window to the front, fitted wardrobes and radiator.

Bedroom 4

4.34m x 2.05m (to the front of the wardrobe) (14' 3" x 6' 9") UPVC double glazed window to the front, 2 fitted sliding door wardrobes and radiator.

Bathroom

4 piece suite in white comprising WC, vanity sink unit, freestanding Whirlpool bath and shower cubicle with mains fed dual rainfall effect shower over and bodyjets. Ceiling spotlights, extractor fan, velux window and radiator.

Outside

To the front of the property is a block paved driveway provides good off road parking and is enclosed by timber fencing to the perimeter. The rear garden offers a good level of privacy and comprises a paved patio to the side, timber decking seating area, 2 outhouses, turfed lawn, flower bed borders with a range of plants & shrubs. Other features include a brick built outbuilding used as a bar measuring 6.86m x 4.06m (wc & shower facilities) with space for a pool table or hot tub and secured with bi-fold doors. A further versatile outbuilding could be used as a gym, home office, cinema room or annex.