

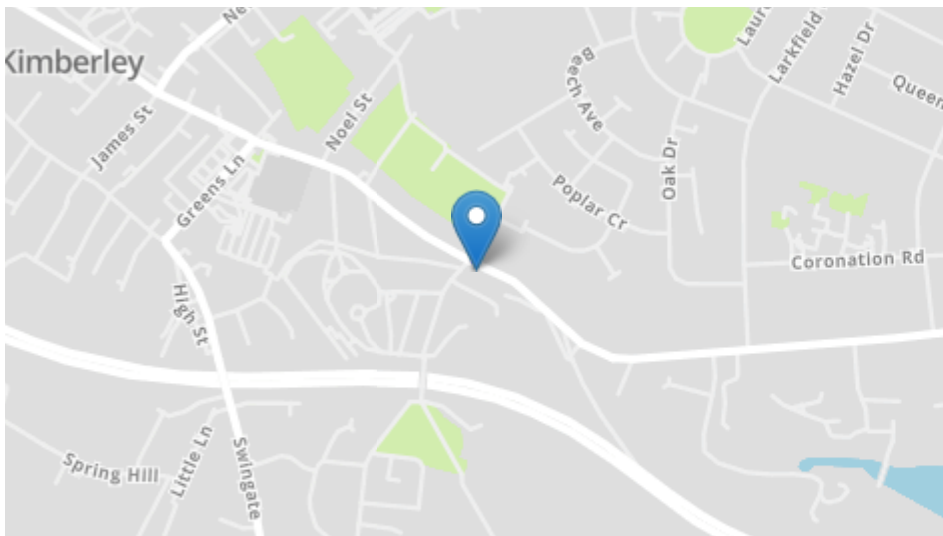
Nottingham Road, Kimberley, NG16 2NA

Offers Over £350,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Traditional Detached Family Home
- 3 Bedrooms
- 2 Spacious Reception Rooms
- Downstairs WC
- Planning Permission Granted For Annex
- Favoured School Catchments
- No Upward Chain
- VIEWING HIGHLY RECOMMENDED

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 - 25075783

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



*** THE ONE YOU'VE BEEN WAITING FOR! This premium 3 bedroom detached property has been recently EXTENDED and sits at the end of a shared driveway just outside Kimberley Town centre. Planning permission has been GRANTED to convert the double garage into a self contained annex which connects to the main house via a utility room/kitchenette. The annex comprises of an open plan living space, bedroom and shower room with bi folding doors leading to the garden. Planning is also granted for the construction of a detached, pitched roof outbuilding, with a multitude of uses including a home office, play room or entertaining hub. The property itself comprises in brief; entrance hall, WC, breakfast kitchen fitted with modern units and appliances, dining room with multi fuel burner and a spacious ounge with exposed brick work and french doors leading to the rear garden. On the first floor, the landing leads to three bedrooms and the family bathroom. Outside, a driveway shared by no.90 & 74 Nottingham Road, leads to a private driveway providing ample off road parking and giving access to the detached double garage. To the rear of the property there is a large pave patio and turfed lawned, enclosed by low level fencing and hedging to the perimeter. The garden is extremely private and has a tree lined outlook at the rear. The additional benefits of living in this location include easy access to favoured schools, bus stops and key roads including the A610, which leads to Junction 26 of the M1. This is a rare opportunity to acquire a versatile home in a prime location with the benefit of creating additional accommodation to your taste. For more information including copies of the full plans, or to book your viewing, call our team.

GROUND FLOOR

Hallway

Stairs to first floor, doors to breakfast kitchen, WC and dining room.

WC

WC, vanity sink, obscured uPVC double glazed window to the front, traditional style heated towel rail.

Breakfast Kitchen

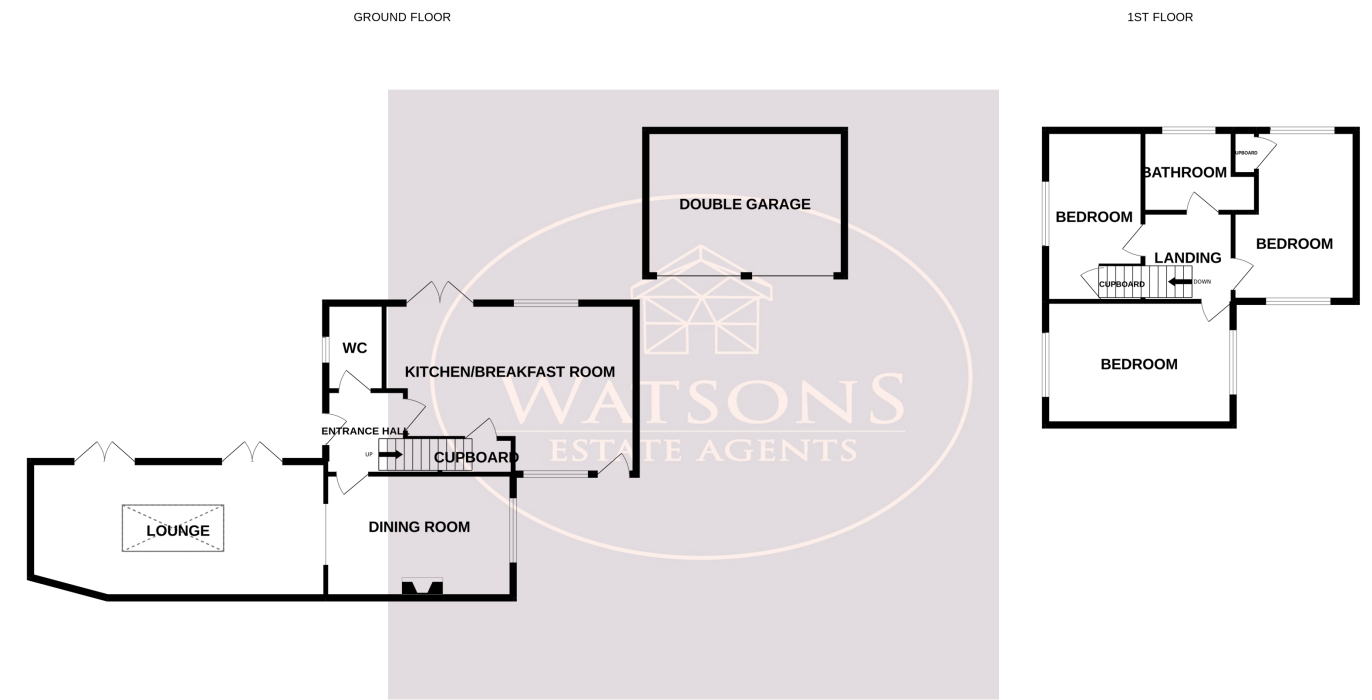
5.96m x 3.67m reducing to 2.57m (19' 7" x 12' 0") A range of matching high gloss, soft close wall & base units with granite work surfaces, inset stainless steel sink & drainer. A range of high specification integrated NEFF appliances including double ovens & grill, induction hob with retractable integrated extractor fan, coffee maker, wine cooler and dishwasher. Space for inset american style fridge freezer and plumbing for washing machine. Slate tiled flooring with under floor heating. Seated breakfast area, under stair storage cupboard and UPVC double glazed french doors leading out to the garden.

Dining Room

4.79m x 3.30m (15' 9" x 10' 10") UPVC double glazed window to the side, inset multi fuel burner, under floor heating and open access to the lounge.

Lounge

7.3m x 3.36m (23' 11" x 11' 0") Lantern skylight, exposed brickwork, under floor heating and two sets of French doors leading out to the rear garden.



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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Landing

Access to attic, doors to all bedrooms and family bathroom.

Bedroom 1

4.77m x 3.35m (15' 8" x 11' 0") UPVC double glazed windows to front and rear, tv point, 2 radiators.

Bedroom 2

3.78m x 2.91m (12' 5" x 9' 7") UPVC double glazed windows to both sides, radiator and cupboard housing the combination boiler.

Bedroom 3

3.61m x 2.29m (11' 10" x 7' 6") UPVC double glazed window to front, storage cupboard and radiator.

Bathroom

WC, floating sink, free standing bath with mixer taps and rainfall shower. Ceiling spotlights and chrome heated towel rail.

Outside

Outside, a driveway shared by no. 90 & 74 Nottingham Road, leads to a private driveway providing ample off road parking and giving access to the detached double garage with two up and over doors. To the rear of the property there is a large paved patio and turfed lawned, enclosed by low level fencing and hedging to the perimeter. The garden is extremely private and has a tree lined outlook at the rear.

Agents Note

To access the full planning application, decision notice and drawings, please visit;
<https://planning.broxtowe.gov.uk/ApplicationDetail?RefVal=20%2F00005%2FFUL>