

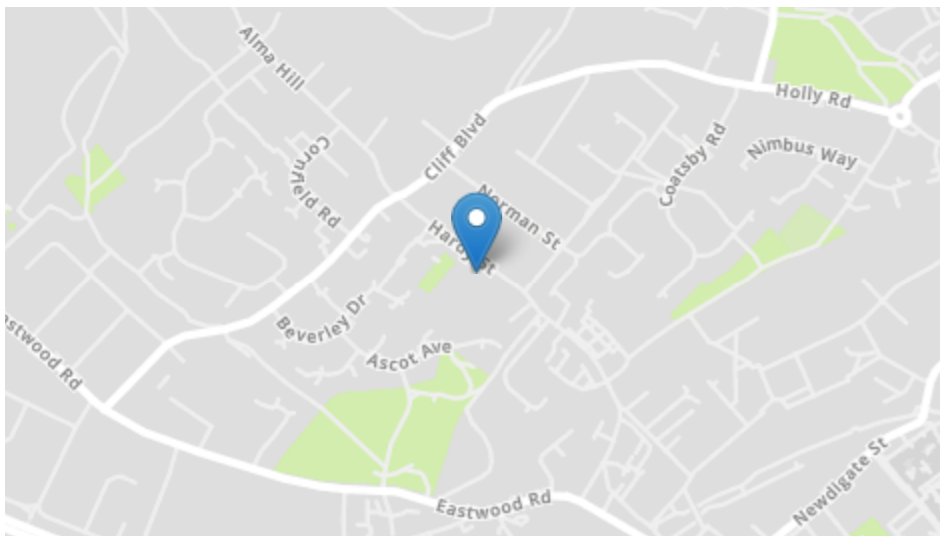
Hardy Street, Kimberley, NG16 2JL

Offers Over £290,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B	84	
(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	



- End Town House
- 4 Bedrooms
- En Suite To Primary Bedroom
- Downstairs WC
- Open Plan Kitchen Diner
- Play Room / Study
- Off Street Parking
- Favoured School Catchments
- Walking Distance To Kimberley Town Centre

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 - 27550584

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



*** TREMENDOUS TOWN HOUSE! *** Viewing of this 4 bedroom town house in Kimberley is HIGHLY RECOMMENDED. Within walking distance of Kimberley town centre, the Brewery redevelopment has been extremely popular - perhaps because there is easy access to a wide range of amenities and transport links, whilst families appreciate the favoured local schools. Built in 2018, the accommodation remains in 'show home' condition and will tick a lot of boxes you might not expect in a typical town house. In brief comprising: entrance hall, lounge, dining kitchen, downstairs WC, study/play room. Upstairs, the landing gives access to the 4 bedrooms (en suite to primary) and the family bathroom. The 10 year NHBC builders warranty valid until 2028 gives peace of mind. Outside, the low maintenance rear garden is South West-facing, so perfect to enjoy summer barbeques without the maintenance! A generous driveway directly beside the rear garden provides comfortable parking for at least 2 cars and gives access to the garage (currently storage only). The lucky buyer of this property will enjoy a great family home for many years to come - call Watsons now to arrange your viewing.

Ground Floor

Entrance Hall

Composite entrance door, radiator, stairs to the first floor and door to the lounge.

Lounge

4.44m x 3.47m (14' 7" x 11' 5") UPVC double glazed window to the front, inset space for electric fire with wooden surround. Door to the kitchen.

Dining Kitchen

4.14m x 3.51m (4.56m max) (13' 7" x 11' 6") A range of matching wall & base units, work surfaces incorporating a ceramic sink & drainer unit. Integrated electric oven & gas hob with extractor over. Integrated dishwasher. Plumbing for washing machine, wood effect laminate flooring, radiator. French doors to the rear garden, door to downstairs WC and to the study/playroom.

WC

WC, wall mounted sink, radiator, extractor fan and ceiling spotlights.

Study/Playroom

4.1m x 2.98m (13' 5" x 9' 9") UPVC double glazed window to the front and radiator.

First Floor

Landing

Built in storage cupboard, access to the attic, radiator and doors to all bedrooms and bathroom.

Bedroom 1

4.56m x 2.74m (15' 0" x 9' 0") UPVC double glazed window to the rear, radiator and door to the en suite.

GROUND FLOOR

1ST FLOOR



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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En Suite

3 piece suite in white comprising: concealed cistern WC, floating sink and shower cubicle. Chrome heated towel rail, ceiling spotlights, extractor fan and velux window.

Bedroom 2

4.0m x 2.95m (13' 1" x 9' 8") UPVC double glazed window to the side and radiator.

Bedroom 3

3.79m x 2.48m (12' 5" x 8' 2") UPVC double glazed window to the front and radiator.

Bedroom 4

2.12m (3.1m max into the recess) x 1.93m (6' 11" x 6' 4") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising: concealed cistern WC, floating sink and bath. Chrome heated towel rail, ceiling spotlights and extractor fan.

Outside

The low maintenance rear garden comprises a paved patio, artificial lawn and is enclosed by timber fencing to the perimeter with gated access to the side where there is a generous brick paved driveway with comfortable off road parking for at least 2 cars and leads to the integrated single garage with roll up door (currently storage only).