

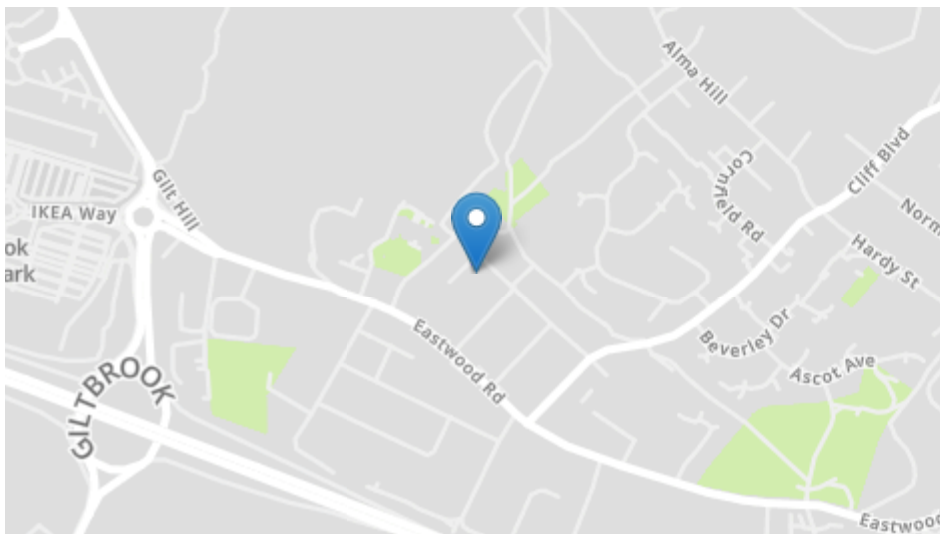
Glenfield Avenue, Kimberley, NG16 2HB

£250,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		58	78
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Bungalow
- 2 DOUBLE Bedrooms Plus Attic Room
- Modern Dining Kitchen
- Driveway & Garage
- Private Rear Garden
- Cul De Sac Location
- Excellent Road & Public Transport Links
- Viewing Advised

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 - 27746054

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



*** YOUR FOREVER HOME? *** This 2 bed detached bungalow occupies a great plot on a quiet cul-de-sac just outside Kimberley Town Centre. With 2 reception rooms, 2 double bedrooms and an attic room, this could be a great forever home. In brief, the accommodation comprises: porch entrance hall, lounge, study, dining kitchen, 2 bedrooms, bathroom and an attic room. The beautiful garden to the rear has been very well maintained and enjoys a high level of privacy, whilst a driveway to the front and garage alongside provide good off street parking. Whilst this is a quiet location, a wide range of shops & amenities are within walking distance and there is a regular bus service at the end of the street too. We would recommend viewing in person to see if this would work for you - call us now to arrange a convenient time.

Porch

UPVC double glazed door to the entrance hall.

Entrance Hall

Doors to the lounge, both bedrooms and bathroom. Storage cupboard.

Lounge

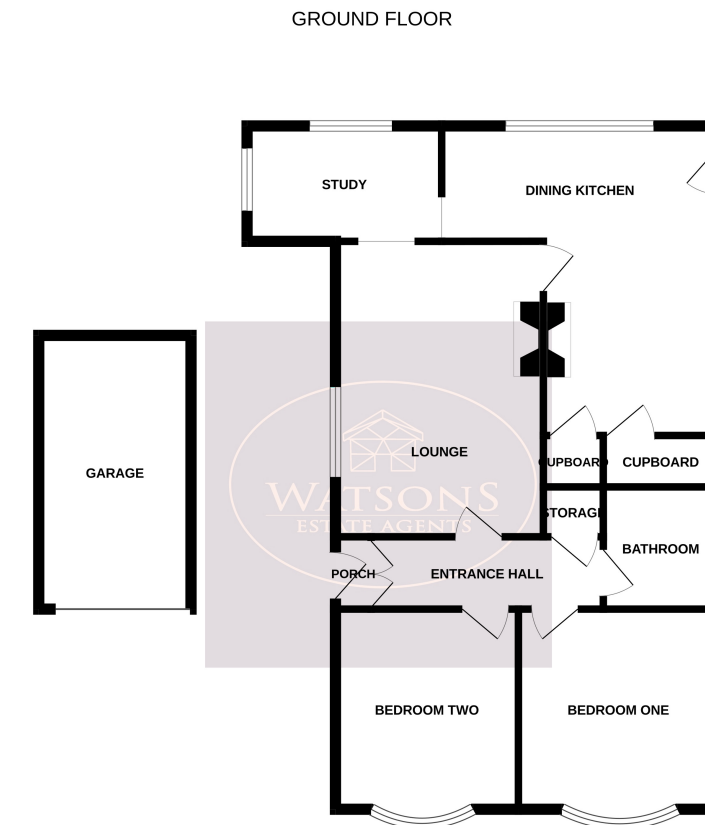
4.75m x 3.18m (15' 7" x 10' 5") UPVC double glazed window to the rear, Inglenook fireplace with inset dual aspect multifuel burner, radiator, ceiling spotlights, wood effect laminate flooring, open to the study and dining kitchen.

Study

3.26m x 1.78m (10' 8" x 5' 10") UPVC double glazed windows to the side & rear, radiator, ceiling spotlights, wood effect laminate flooring and open to the lounge and dining kitchen.

Dining Kitchen

4.43m (3.16m min) x 1.64m (3.01m max) (14' 6" x 5' 5") A range of matching high gloss wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated appliances to include: fridge, freezer and dishwasher. Plumbing for washing machine, Range cooker with extractor over. Built in storage cupboard/walk in pantry housing the combination boiler, wood effect laminate flooring, Inglenook fireplace with inset dual aspect multi fuel burner, radiator and uPVC double glazed windows to the rear & side.



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 capability or efficiency can be given. Made with Metigo 12/2014

Bedroom 1

3.43m into the bay x 3.36m (11' 3" x 11' 0") UPVC double glazed bay window to the front, feature brick wall and radiator.

Bedroom 2

3.97m into the bay x 2.7m (13' 0" x 8' 10") UPVC double glazed bay window to the front and radiator.

Attic Room

4.73m (2.81m min) x 2.71m (1.77m min) (15' 6" x 8' 11") UPVC double glazed windows to the front & rear, radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

Outside

To the front of the property, a tarmac driveway provides ample off road parking leading to the detached garage with up & over door and power. The driveway is enclosed by wall & timber fencing to the perimeter. The rear garden offers a good level of privacy and comprises a paved patio, generous turfed lawn, flower bed borders with a range of mature plants, shrubs & trees. The garden is enclosed by timber fencing to the perimeter with gated access to the side.