

Wentworth Court, Kimberley.

£365,000 Freehold

SOLD STC



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to bring to the market this four bedroom detached home located in Kimberley. Boasting far reaching views and benefitting from a 'Split level' aspect, the property lends itself to those with extended families or those in need of ground floor bedrooms. Just a five minute drive from the very popular Giltbrook retail park, We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Bedroom three & four and double integral Garage to the ground floor whilst hosting the Kitchen, Lounge, Living/Study Area, Family Bathroom, Bedroom One, Two and further En Suite on the first floor.

Externally, the property boasts off street parking for multiple vehicles as part of smart block paved driveway whilst boasting incredibly private split level garden to the rear elevation. Mature shrubbery and multiple patio areas work together to generate the elevated sense of privacy whilst remaining a wonderful entertaining space.

## FEATURES

- Detached Family Home In A Sought After Location
- Great for Extended Families
- Ground Floor Living
- Potential Annex/Garage Conversion
- Rear Enclosed Garden And Patio
- Entertaining Patio
- Double Garage & Driveway Parking
- Close to Amenities
- Close to A38 & M1 Road Links
- Local to Giltbrook retail park



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via UPVC door to front elevation with wall mounted radiator, wood effect flooring and carpeted stairs to the first floor. The Hallway leads to Integral, garage, and Bedroom three & four with access via UPVC double glazed door to rear enclosed garden.

### Guest Cloakroom

Fitted with low level WC & hand wash basin.

### Bedroom Three

2.99m x 2.93m (9' 10" x 9' 7") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Four

9' 1" x 6' 3" (2.77m x 1.91m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### First Floor

### Landing

Wonderful open space with doorways to Bedroom One & Two, Family Bathroom, Lounge and Kitchen. The carpeted space enjoys an open aspect to the Study/Living space and has ladder access to the impressive loft space.

### Lounge

13' 0" x 11' 8" (3.96m x 3.56m) With UPVC double glazed doors accessing rear enclosed garden, double glazed window to rear elevation, wall mounted radiator, wall mounted electric fire and carpeted flooring.

### Kitchen

16' 1" x 10' 1" (4.90m x 3.07m) Featuring a range of base cupboards and eye level units, this cleverly designed space works to implement a range of appliances such as; HiSense electric hob with accompanying extractor hood, electric oven, microwave, alcove for standalone American style fridge freezer and dishwasher beneath sink. Complimentary worktops cover the space whilst hosting inset sink and drainer unit. Double glazed windows to front elevation boasting far reaching views, under unit lighting, designer wall mounted radiator and wood effect flooring complete the space. Access to side elevation via double glazed obscured glass panel door.

### Study/Living Space

10' 4" x 8' 1" (3.15m x 2.46m) Currently enjoying open aspect to the Landing. With double glazed window to rear elevation, wall mounted radiator and carpeted flooring, the space is incredibly versatile and could be re imagined as a separate fifth bedroom.

### Master Bedroom

12' 6" x 10' 9" (3.81m x 3.28m) With two double glazed windows to front elevation, wall mounted radiator and carpeted flooring. This Bedroom also has far reaching views whilst further benefitting from En Suite.

### En-Suite

10' 7" x 3' 9" (3.23m x 1.14m) With completely tiled flooring and walls, this three piece suite including; walk in shower, vanity wash basin and low level WC also comes equipped with wall mounted heated towel rail and double glazed obscured window to side elevation.

### Bedroom Two

12' 6" x 8' 0" (3.81m x 2.44m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Family Bathroom

A three piece suite including bath with overhead shower, vanity wash basin and low level WC. Designer tiles partially cover the space whilst wall mounted heated towel rail, wall fitted extractor unit and double glazed obscured window to side elevation complete the room.

### Outside

Externally, the property boasts off street parking for multiple vehicles as part of smart block paved driveway whilst boasting incredibly private split level garden to the rear elevation. Mature shrubbery and multiple patio areas work together to generate the elevated sense of privacy whilst remaining a wonderful entertaining space.

### Council Tax

We understand that the property currently falls within council tax band D, with Broxtowe Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







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