

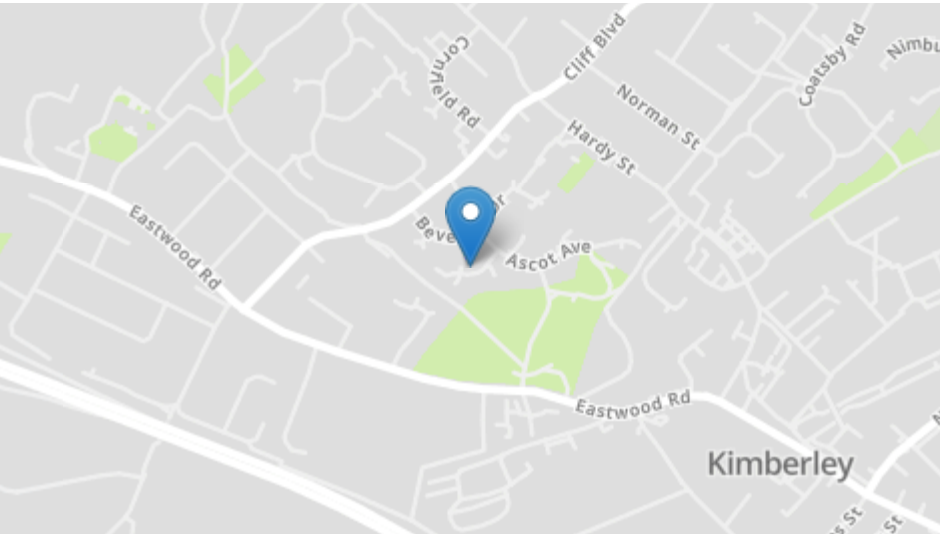
Wetherby Close, Kimberley, NG16 2TZ

Offers Over £450,000



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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		
	70	81
England, Scotland & Wales		
EU Directive 2002/91/EC		

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 - 27934826



- Extended Detached Family Home
- 5 Bedrooms
- Generous Lounge
- Downstairs WC & Conservatory
- 2 En Suites & Family Bathroom
- Driveway & Double Garage
- Cul De Sac Corner Position
- Walking Distance To Kimberley Town Centre

Our Seller says....

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
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FOREVER HOME ON WETHERBY A substantial, extended five bedroom detached family home positioned at the head of a quiet cul-de-sac offering flexible living accommodation with an annexe, detached double garage and generous comer plot, located within easy reach of Kimberley town centre. Briefly comprising; entrance hallway, downstairs wc, lounge, dining room, kitchen, garden room, rear lobby, annexe with fifth bedroom and bathroom. To the first floor, a further four bedrooms, primary with en-suite and family bathroom. Outside, the property sits on a generous comer plot with wrap around gardens, workshop, large driveway providing ample off road parking, and detached double garage. Lying in favoured school catchment, the property is within easy reach of Kimberley town centre and all of the amenities including a range of shops and pubs. Nearby is the A610 which provides easy access to Nottingham city centre.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, under stairs storage, cloakroom and doors to the WC, lounge and dining area.

WC

WC, pedestal sink unit. Obscured uPVC double glazed window to the front, chrome heated towel rail.

Lounge

6.0m x 3.66m (19' 8" x 12' 0") UPVC double glazed windows to the front & rear and French doors to the conservatory. Radiator and brick built fire place with marble hearth.

Conservatory

6.2m x 3.8m (20' 4" x 12' 6") Brick & uPVC double glazed construction and French doors leading to the rear garden.

Dining Room

3.58m x 2.78m (11' 9" x 9' 1") Radiator, French doors to the rear garden and open to the kitchen area.

Kitchen

3.21m x 2.86m (10' 6" x 9' 5") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: electric oven, grill & hob, dishwasher, washing machine and fridge freezer. UPVC double glazed window to the front, radiator and door to the inner hall.

Inner Hall

Doors to the storage cupboard, rear garden and bedroom 5.

Bedroom 5

5.38m x 3.28m (17' 8" x 10' 9") UPVC double glazed bay window to the front, a range of fitted wardrobes, radiator and door to the en suite.

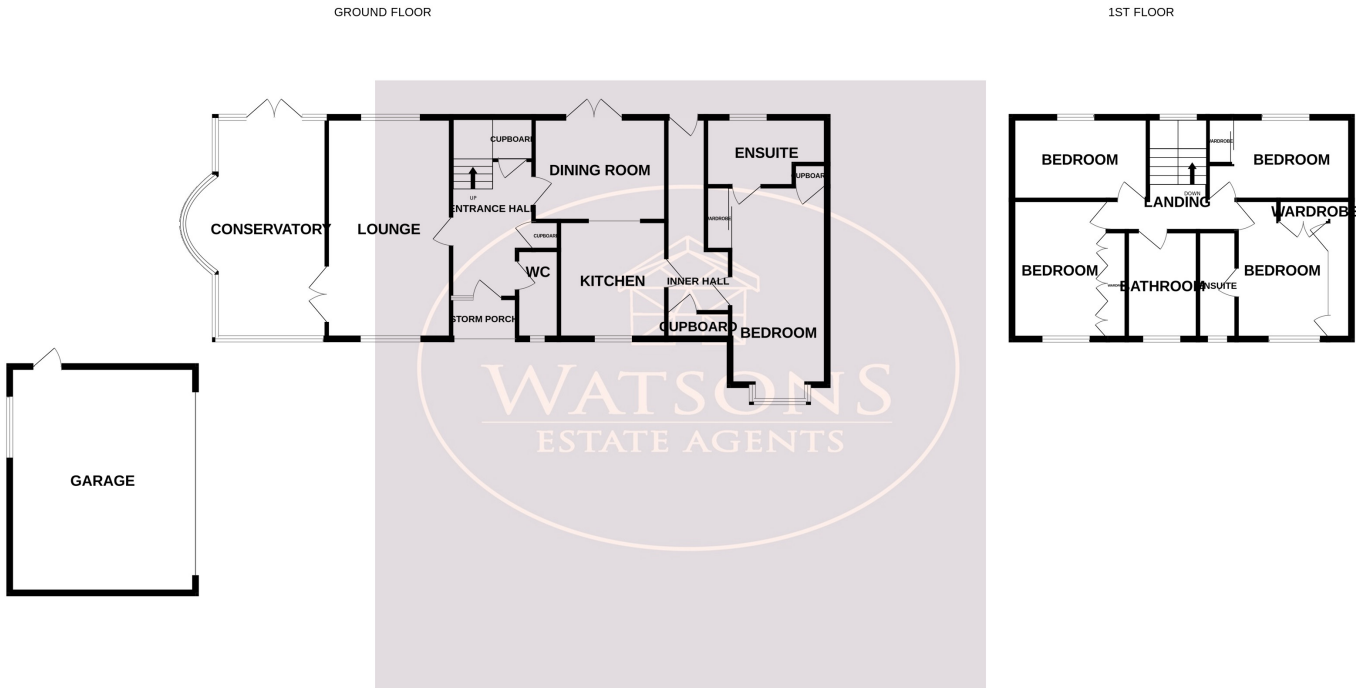
En Suite

4 piece suite in white comprising WC, pedestal sink unit, bath and shower cubicle. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the rear.

First Floor

Landing

UPVC double glazed window to the side, access to the attic and doors to the primary bedroom and bedrooms 2, 3 & 4 and family bathroom.



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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Primary Bedroom

3.44m x 3.1m (11' 3" x 10' 2") UPVC double glazed window to the front, a range of fitted wardrobes and radiator. Door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the front.

Bedroom 2

3.77m x 3.3m (12' 4" x 10' 10") UPVC double glazed window to the front, wardrobe and radiator.

Bedroom 3

3.98m x 2.18m (13' 1" x 7' 2") UPVC double glazed window to the rear and radiator.

Bedroom 4

3.7m x 2.2m (12' 2" x 7' 3") UPVC double glazed window to the rear, fitted wardrobes and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with rainfall effect shower over. Chrome heated towel rail, ceiling spotlights, and obscured uPVC double glazed window to the front.

Outside

To the front of the property is a block paved driveway providing ample off road parking leading to the detached double garage with up & over door and power. The generous rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of mature plants & shrubs. A covered timber decking seating area, gravel beds. Feature pond, green house, timber built shed and workshop with door to the side and uPVC double glazed window to the rear. The garden is enclosed by timber fencing to the perimeter with gated access to the side.