

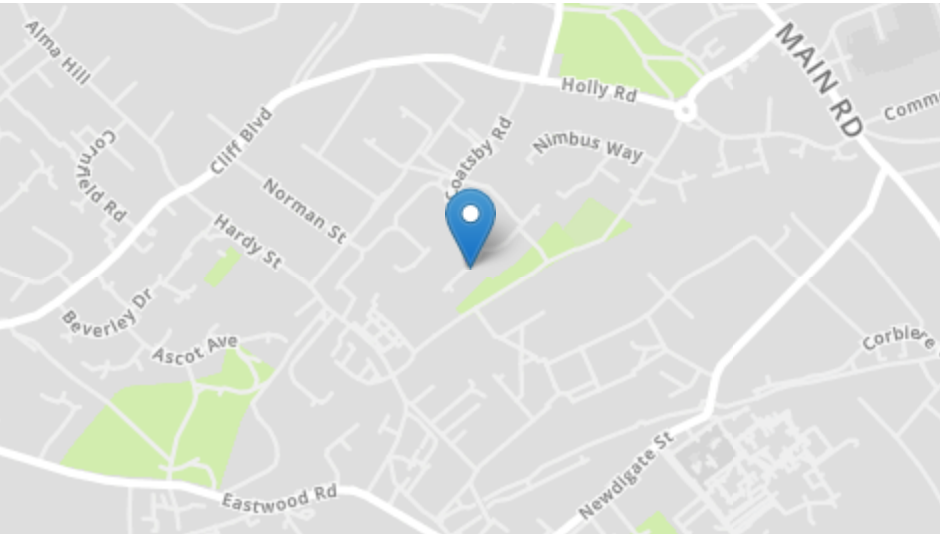
Coatsby Road, Kimberley, NG16 2TH

Offers Over £260,000



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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	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



- Detached Family Home
- 3 Bedrooms
- Modern Fitted Kitchen
- Private Rear Garden
- Off Road Parking & Garage
- Cul De Sac Location
- Walking Distance To Kimberley Town Centre
- Favoured School Catchments
- Air Source Heat Pump For Lower Utility Bills
- 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 - 28679067

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



*** LIVE THE QUIET LIFE *** Perfectly positioned at towards the end of this desirable cul-de-sac close to the Kimberley/Watnall border, this 3 bed detached home will be a great choice for those wanting a quiet life without being far from key amenities. It has been very well maintained, just ready for the lucky buyer to put their personal touches. In brief, the accommodation comprises: entrance hall to a generous open plan lounge diner and modern fitted kitchen which leaves the option of knocking through to make an open plan dining kitchen if desired. Upstairs, the landing leads to the 3 bedrooms and family bathroom. The low maintenance gravelled frontage & garage provide good off street parking, whilst the lawned rear is particularly appealing space with a high level of privacy. Best of all - a AIR SOURCE HEAT PUMP has been installed for energy efficiency, this gives significant saving on utility bills. This location benefits from favoured school catchments and beautiful countryside nearby, whilst Kimberley Town Centre is only a few minutes drive away. Viewing is highly recommended, so call our Kimberley team now to arrange an appointment.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor and door to the lounge.

Lounge

4.67m x 3.7m (15' 4" x 12' 2") UPVC double glazed window to the front, wood effect laminate flooring, radiator, open to the dining area and door to the kitchen.

Dining Area

3.41m x 2.43m (11' 2" x 8' 0") Vertical radiator, wood effect laminate flooring and French doors to the rear garden.

Kitchen

3.25m x 2.22m (10' 8" x 7' 3") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & gas hob. Plumbing for washing machine & dishwasher. Tiled flooring, ceiling spotlights, understairs storage cupboard/pantry and uPVC double glazed window to the rear. Door to the rear garden.

First Floor

Landing

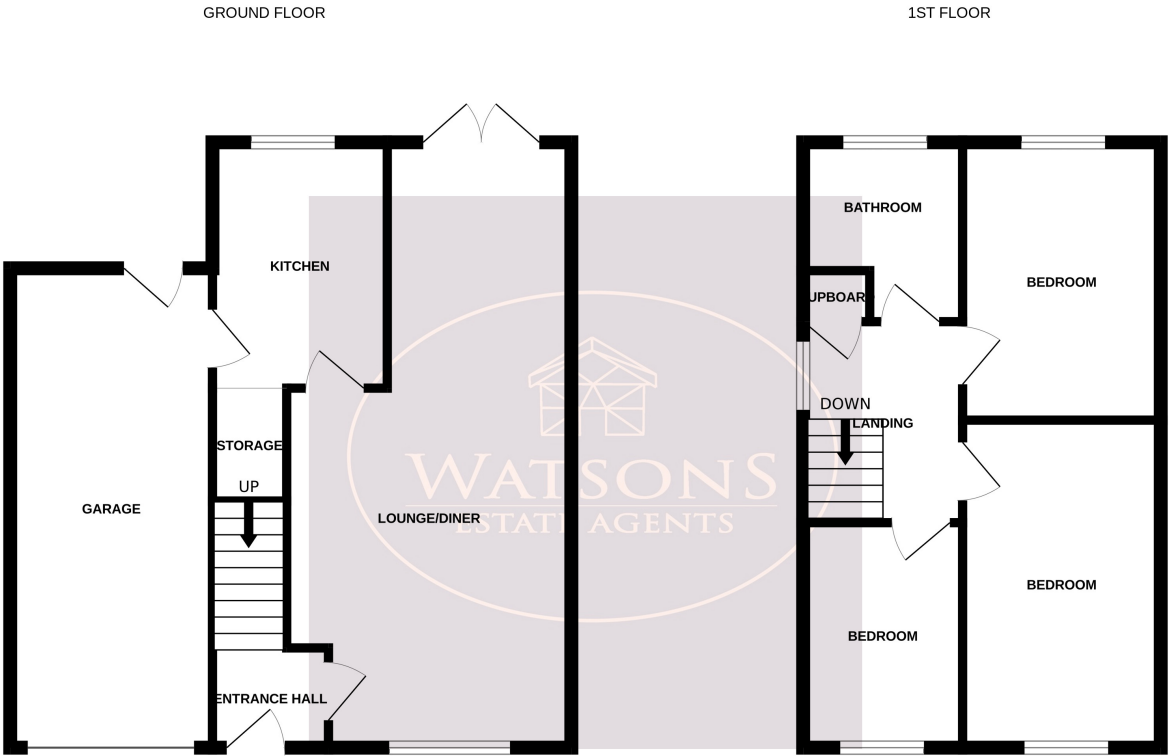
UPVC double glazed window to the side, airing cupboard housing the hot water tank, radiator, access to the attic (partly boarded) and doors to all bedrooms and bathroom.

Bedroom 1

4.08m x 2.57m (13' 5" x 8' 5") UPVC double glazed window to the front and radiator.

Bedroom 2

3.84m x 2.57m (12' 7" x 8' 5") UPVC double glazed window to the rear and radiator.



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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Bedroom 3

3.03m x 2.07m (9' 11" x 6' 9") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Obscured uPVC double glazed window to the rear and radiator.

Outside

To the front of the property a gravel driveway provides ample off road parking leading to the single garage measuring 6.0m x 2.72m with up & over door and power. Other features include an electric car charging point. The rear garden offers a good level of privacy and comprises a timber decking seating area, door to the garage, turfed lawn, external tap and is enclosed by timber fencing to the perimeter.