

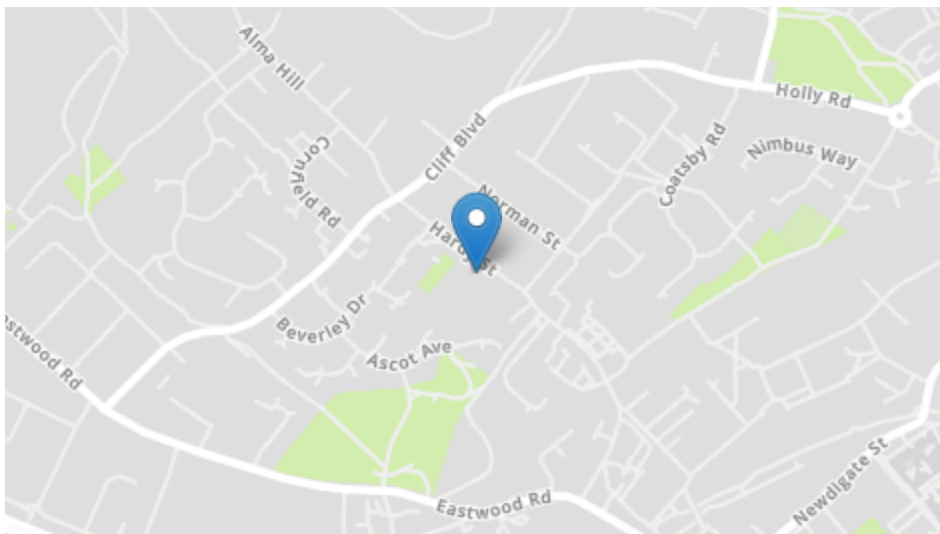
Hardy Street, Kimberley, NG16 2JL

Guide Price £250,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		94
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- 3 Storey Semi Detached Home
- 3 Bedrooms
- En Suite to Primary Bedroom
- Modern Dining Kitchen
- Downstairs WC
- Driveway & Garage
- South Facing Rear Garden
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- 5 Years NHBC Warranty

Our Seller says....

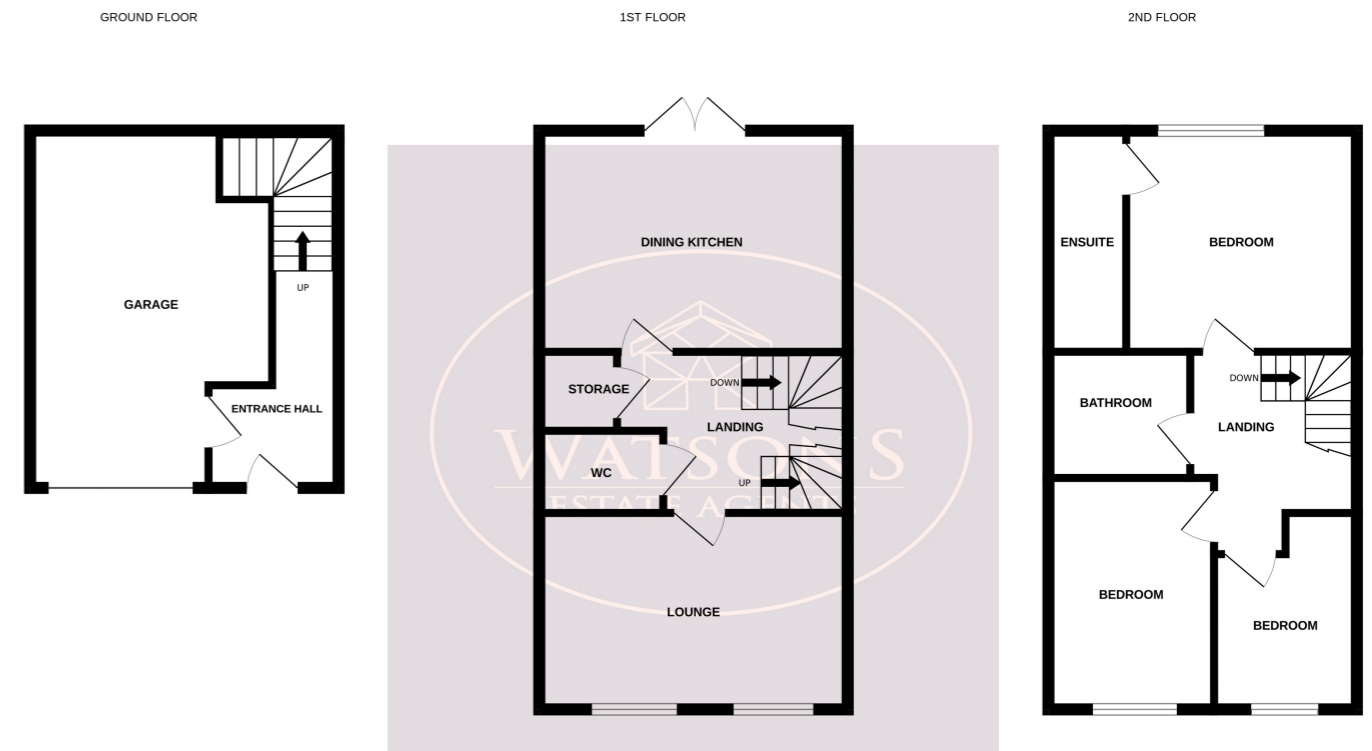
want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 27103522

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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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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\*\*\* GUIDE PRICE £250,000 - £260,000 \*\*\* JUST LIKE NEW \*\*\* This modern 3 bedroom town house sits within walking distance of Kimberley Town Centre. With off street parking and low maintenance garden, it offers versatile living for today's modern family and is sure to tick a lot of boxes, so viewing is HIGHLY RECOMMENDED. Newly built in 2019, the accommodation has been very well maintained and has over 5 years remaining on builders warranty for peace of mind. In brief comprises: ground floor entrance hall with door to the generous garage, first floor landing to lounge, dining kitchen and wc, stairs up to landing to which gives access to all bedrooms (en suite to primary). Outside to the front, a driveway & garage provide off street parking. The South facing rear garden is low maintenance and offers a high level of privacy. This development of the former Hardy & Hansons brewery site is just a stones throw away from Kimberley Town Centre where there is a wide range of amenities including coffee shops, pubs, restaurants & retail outfits including hardware stores and Sainsbury's supermarket. Hollywell Primary and the Kimberley School are both within walking distance. For more information, call our team.

## Ground Floor

### Entrance Hall

Composite entrance door, stairs to the first floor, tiled flooring, radiator and door to the garage

### First Floor

### Landing

Herringbone luxury vinyl tiles, storage cupboard and doors to the WC, lounge and dining kitchen. Stairs to the second floor.

### WC

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

### Lounge

4.57m x 2.97m (15' 0" x 9' 9") 2 uPVC double glazed windows to the front and radiator.

### Dining Kitchen

4.6m x 3.3m (15' 1" x 10' 10") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over, fridge freezer, washing machine & dishwasher. Boiler, ceiling spotlights, radiator, Herringbone luxury vinyl tiles and French doors leading to the rear garden.

## Second Floor

### Landing

Access to the attic and doors to all bedrooms and bathroom.

### Primary Bedroom

3.41m x 3.3m (11' 2" x 10' 10") UPVC double glazed window to the rear, radiator and door to the en suite.

### En Suite

3 piece suite comprising concealed cistern WC, wall mounted sink and shower cubicle. Ceiling spotlights, extractor fan and radiator.

### Bedroom 2

3.45m x 2.46m (11' 4" x 8' 1") UPVC double glazed window to the front and radiator.

### Bedroom 3

3.03m x 2.53m (9' 11" x 8' 4") UPVC double glazed window to the front and radiator.

### Bathroom

3 piece suite in white comprising concealed cistern WC, vanity sink unit and bath. Extractor fan, radiator and ceiling spotlights.

### Outside

To the front of the property a driveway provides ample off road parking and leads to the integral garage measuring 5.33x x 3.6m with rollup door and power. The South facing rear garden comprises a paved patio, timber decking seating area, turfed lawn, and railway sleeper borders with a range of plants & shrubs. The garden is enclosed by timber fencing to the perimeter.