

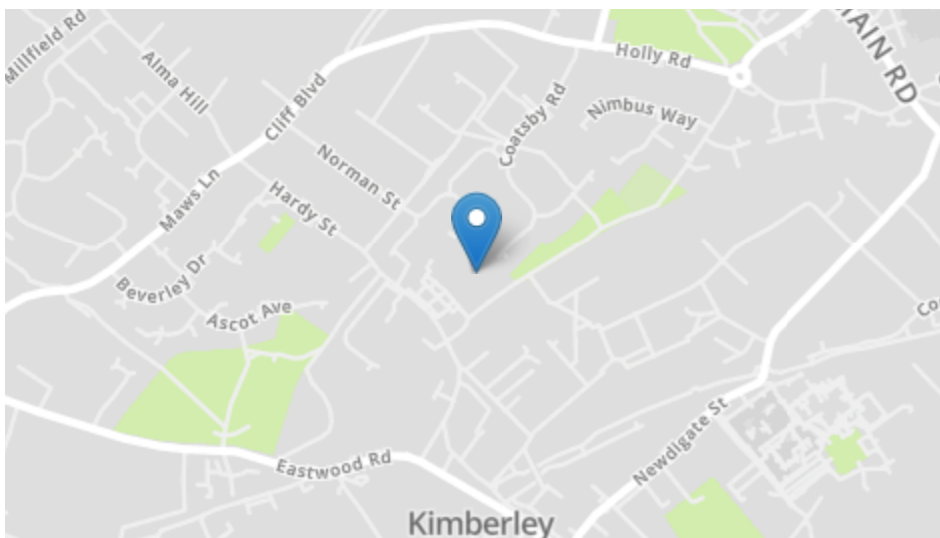
Hardy Close, Kimberley, Nottingham, NG16 2JW

Guide Price £350,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Victorian House Built in 1876
- 3 Bedrooms
- En Suite To Primary Bedroom
- 2 Reception Rooms
- Utility Room & Conservatory
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Full Of Character & Charm

Our Seller says....

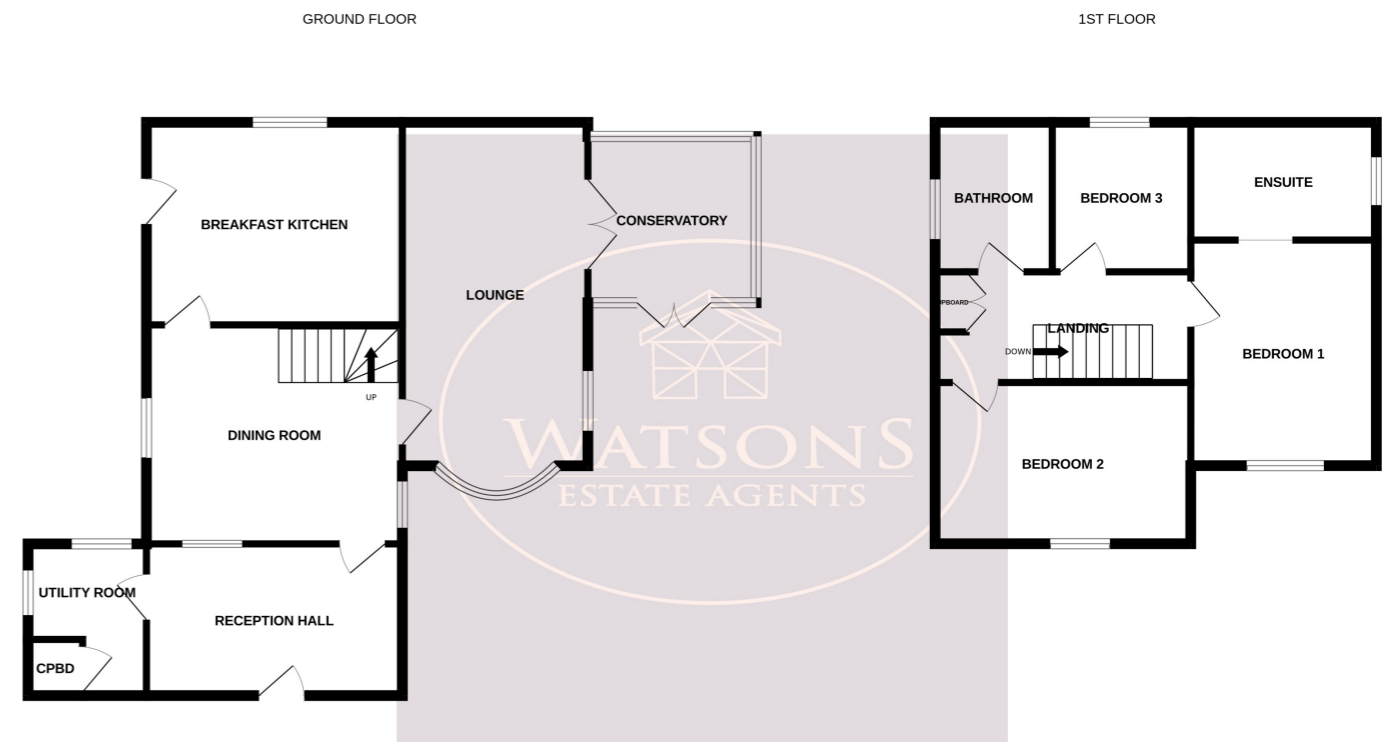
want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
[mail@watsons-residential.co.uk](mailto:mail@watsons-residential.co.uk)  
 Ref - 25963415

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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 £350,000 - £375,000 \*\*\* Watsons are delighted to bring to the market 'Bumble Bee Cottage'. Originally a '1 up, 1 down' period cottage dating back to the 1800's and would have been the brewery managers cottage throughout the late 1800's and early 1900's. The property was extended in the 1980's, now providing generous living a space, ideal for a couple or family. The accommodation comprises in brief; entrance room, utility room, dining room with original beams and stairs leading to the first floor, dining kitchen, lounge and a conservatory over looking the garden. On the first floor, the landing leads to the three bedrooms - with the primary bedroom having an en suite shower room. Outside, there are well established gardens to the front & side and various patio areas allowing you to enjoy different parts of the garden all year round. A driveway provides off road parking and leads to a detached single garage. The property is nestled away on private driveway just off Hardy Close, which is accessed from Hardy Street before you approach the brewery bridge. Whilst the extension works provides a more modern look to the property, the character & charm beyond the front door is what makes this house a home. The location has the best of both worlds, being a quiet plot on a residents only road, yet just a few minutes walk from Kimberley Town Centre & Hollywell school. For more information or to book a viewing, call our team.

#### Ground Floor

##### Entrance Room

3.92m x 2.36m (12' 10" x 7' 9") UPVC double glazed entrance door, 2 uPVC double glazed windows to the front, wooden flooring, radiator and doors to the dining room and utility room.

##### Utility Room

2.73m x 2.35m (8' 11" x 7' 9") Base units, work surfaces with inset stainless steel sink & drainer unit, plumbing for washing machine and tumble dryer, wall mounted boiler, built in storage cupboard, ceiling spotlights, tiled flooring and uPVC double glazed windows to the front, side & rear.

##### Dining Room (original building)

4.03m x 3.64m (13' 3" x 11' 11") UPVC double glazed windows to both sides, single glazed wooden window to the front, stairs to the first floor, gas wood burner style stove with brick built fire place, original ceiling beams and doors to the dining kitchen & lounge.

##### Dining Kitchen

4.29m x 3.41m (14' 1" x 11' 2") A range of matching wall & base units, granite work surfaces with inset one & a half bowl ceramic sink. Space & connections for Range style cooker with extractor over. Integrated appliances to include wine cooler, fridge and dishwasher. Stone tiled flooring, ceiling spotlights and wooden stable door to the side.

##### Lounge

5.63m x 3.09m (18' 6" x 10' 2") UPVC double glazed window to the front, 2 radiators, real flame gas fire with wooden fire place surround. French doors to the conservatory.

##### Conservatory

2.8m x 2.62m (9' 2" x 8' 7") Brick & uPVC double glazed construction, tiled flooring and French doors to the front garden.

#### First Floor

##### Landing (original building)

Airing cupboard housing the hot water tank, radiator, access to the attic (partly boarded with power) and doors to all bedrooms and bathroom.

##### Primary Bedroom

4.0m x 2.78m (13' 1" x 9' 1") UPVC double glazed window to the front, ceiling spotlights and radiator. Open access to the en suite.

##### En Suite

4 piece suite in white comprising WC, pedestal sink unit, bath and shower cubicle with electric shower over. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the side.

##### Bedroom 2

3.46m x 3.17m (11' 4" x 10' 5") UPVC double glazed bay window to the front, ceiling spotlights and radiator.

##### Bedroom 3

2.43m x 2.16m (8' 0" x 7' 1") UPVC double glazed window to the rear and radiator.

##### Bathroom (original building)

3 piece suite in white comprising WC, pedestal sink unit and corner shower cubicle with electric shower. Feature ceiling beams, radiator and extractor fan. Obscured uPVC double glazed window to the side.

##### Outside

To the front of the property is a blocked paved driveway providing off road parking and leading to the detached single garage with up & over door and power. There are mature and well established gardens to the front, side and rear boasting a range of perennials, flowers plants & shrubs. This is a cottage garden that comes to life in the Spring & Summer, with various patio areas that allow you to enjoy different parts of the garden throughout the year. To the rear of the property a small courtyard area provides space for refuse. The garden is enclosed to the rear and side by a brick wall and timber fencing.