

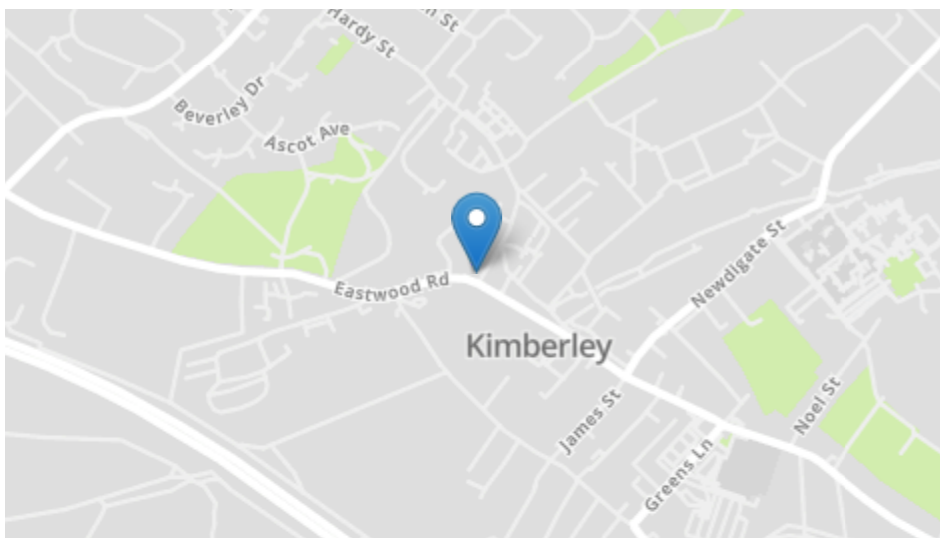
Nine Corners, Kimberley, NG16 2ZG

Offers Over £270,000

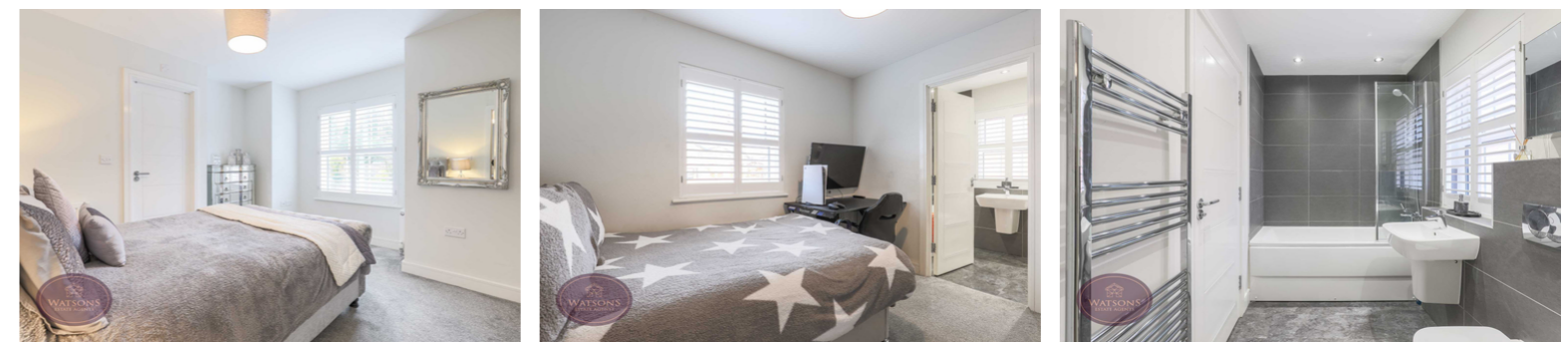


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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 - 26093789

- Detached Family Home Built in 2022
- 3 Bedrooms
- En Suite & Jack & Jill Bathroom
- Downstairs WC & Utility Room
- Driveway & Garage
- Favoured School Catchment
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- 9 Years NHBC Certificate

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
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



*** NEARLY NEW! *** This 3 bedroom detached home sits just outside Kimberley Town Centre, which means that shops, favoured schools, parks and public transport are all just a short walk away. It will tick a lot of boxes for modern families and viewing is HIGHLY RECOMMENDED. The accommodation has been maintained and presents almost as good as new, comprising in brief: entrance hall, downstairs wc, lounge, kitchen diner with french doors leading out to the rear garden, utility room. Upstairs, the landing leads to the 3 bedrooms, with the primary having en suite and the other two enjoying a 'jack & jill' bathroom. Outside, the low maintenance rear comprises a paved patio and modest lawn, with a driveway & garage providing off street parking. The property sits side on, with a flowerbed to roadside and a path alongside to the entrance door. Call our sales team today to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the side, uPVC double glazed window to the side with integrated shutter blinds, stairs to the first floor, tiled flooring, built in storage cupboard and doors to the lounge, dining kitchen and WC.

WC

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

Lounge

5.0m x 3.16m (3.87m into the bay) (16' 5" x 10' 4") UPVC double glaze bay window to the front with integrated shutter blinds, uPVC double glazed window to the side with integrated shutter blinds, radiator.

Dining Kitchen

4.98m x 2.83m (16' 4" x 9' 3") 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 & hob with extractor over, fridge freezer and dishwasher. Integrated combination boiler, uPVC double glazed window to the side, tiled flooring, radiator and door to the utility room and French doors leading to the rear garden.

Utility Room

2.05m x 1.6m (6' 9" x 5' 3") Plumbing for washing machine, tiled flooring, ceiling spotlights, radiator and extractor fan.

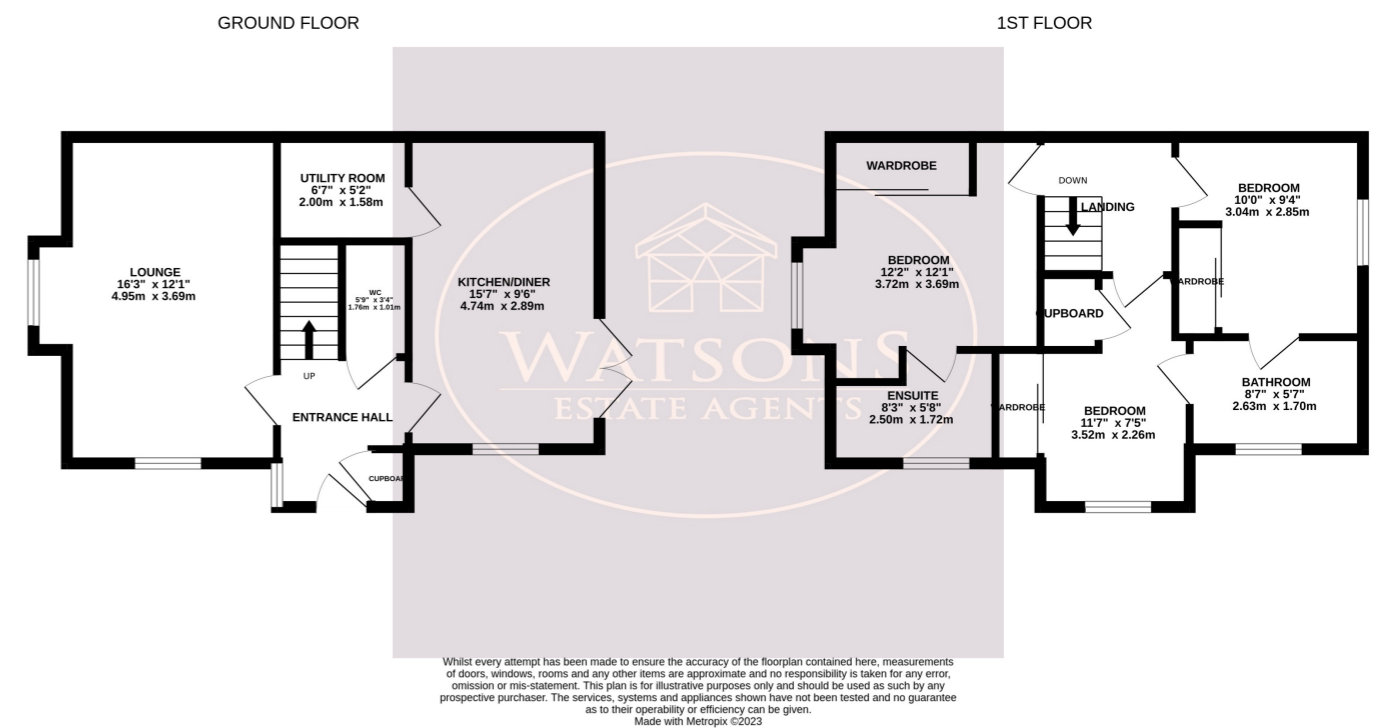
First Floor

Landing

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

Primary Bedroom

3.52m (3.95m into the bay) x 3.18m (11' 7" x 10' 5") UPVC double glazed bay window to the front with integrated shutter blinds and 2 radiators. Door to the en suite.



En Suite

3 piece suite in white comprising: concealed cistern WC, wall mounted sink and shower cubicle with dual rainfall effect shower over. Ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side with integrated shutter blinds.

Bedroom 2

3.17m x 2.88m (10' 5" x 9' 5") UPVC double glazed window to the rear with integrated shutter blinds, radiator and door to the Jack & Jill bathroom.

Bedroom 3

2.67m x 2.29m (8' 9" x 7' 6") UPVC double glazed window to the front with integrated shutter blinds, radiator, built in wardrobe and door to the Jack & Jill bathroom.

Jack & Jill Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath with mains fed shower over. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the front with integrated shutter blinds.

Outside

To the front and side of the property are barked flower bed borders with a range of plants & shrubs. The low maintenance rear garden comprises a paved patio, turfed lawn, external tap and power point and is enclosed by timber fencing to the perimeter with gated access to the side leading to the brick paved driveway providing ample off road parking and leading to the single garage with power.