

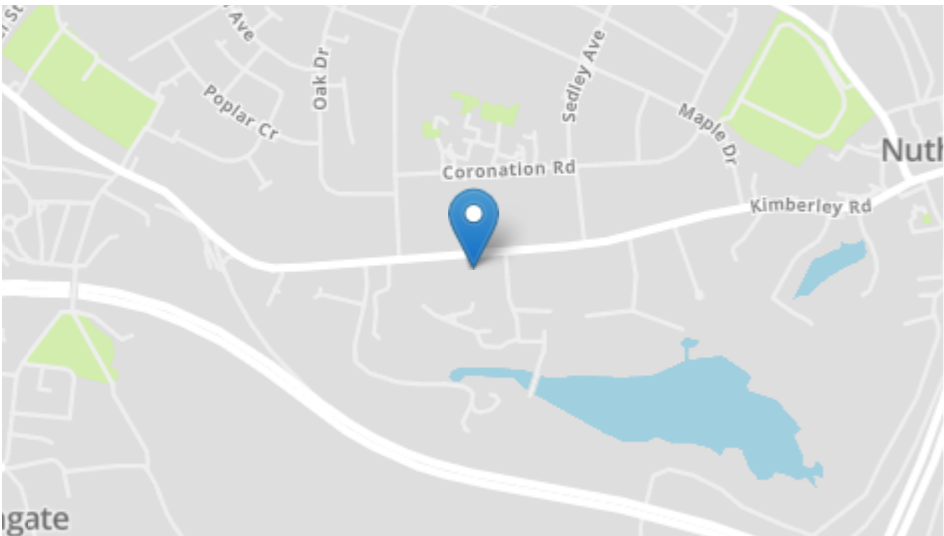
Kimberley Road, Nuthall, NG16 1DD

Offers Over £500,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	50	75
England, Scotland & Wales		EU Directive 2002/91/EC



- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Downstairs WC, En Suite & Family Bathroom
- Driveway & Car Port
- Generous South Facing Rear Garden
- Excellent Road & Public Transport Links
- Favoured School Catchment
- Fully Renovated

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 - 28841717

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



*** GARDEN OF YOUR DREAMS! *** A superb, renovated four bedroom detached family home, in this sought after position on Kimberley Road in Nuthall. Features include two reception rooms, a stylish dining kitchen, office, downstairs WC, en-suite to primary bedroom, stunning garden room, and a stunning, generous south facing rear garden. Briefly comprising; porch, entrance hallway, lounge, snug, office, dining kitchen, downstairs WC. To the first floor, four bedrooms, primary with en-suite, and family bathroom. Outside, driveway and car port to the front, and to the rear a generous, private and mature south-facing garden, with a wonderful recently built garden room, with a multitude of uses, perfect for spending summer evenings with friends. Located in walking distance to Kimberley town centre, amenities include schools, shops, bars, and a supermarket. Nearby road links provide easy access to the city and beyond. Contact Watsons to arrange a viewing.

Ground Floor

Porch

UPVC double glazed entrance door, uPVC double glazed window to the side, tiled flooring and archway to the entrance hall.

Entrance Hall

Stairs to the first floor, door to the lounge and archway to the snug.

Lounge

4.49m x 3.35m (14' 9" x 11' 0") UPVC double glazed window to the front, Inglenook fireplace with inset wood burner style fire and French doors to the office.

Office

3.39m x 3.09m (11' 1" x 10' 2") Brick & uPVC double glazed construction, wood effect laminate flooring and French doors to the rear garden.

Snug

3.72m x 2.97m (12' 2" x 9' 9") UPVC double glazed bay window to the front, feature fire place with inset electric fire, radiator, wood effect flooring in Herringbone design and open to the dining room.

Dining Room

4.59m x 3.38m (15' 1" x 11' 1") Feature wooden cladding, wood effect flooring in Herringbone design, radiator, feature lighting. Door to the inner hall and open to the kitchen.

Kitchen

4.19m x 2.49m (13' 9" x 8' 2") A range of matching wall & base units, work surfaces incorporating an inset one & quarter bowl ceramic sink & drainer unit. Integrated appliances to include: waist height double electric oven & microwave & halogen hob with extractor over, dishwasher and fridge freezer. Radiator, tiled flooring, uPVC double glazed window to the rear and door to the rear garden. Door to the storage cupboard.

Inner Hall

Doors to the WC and dining room.

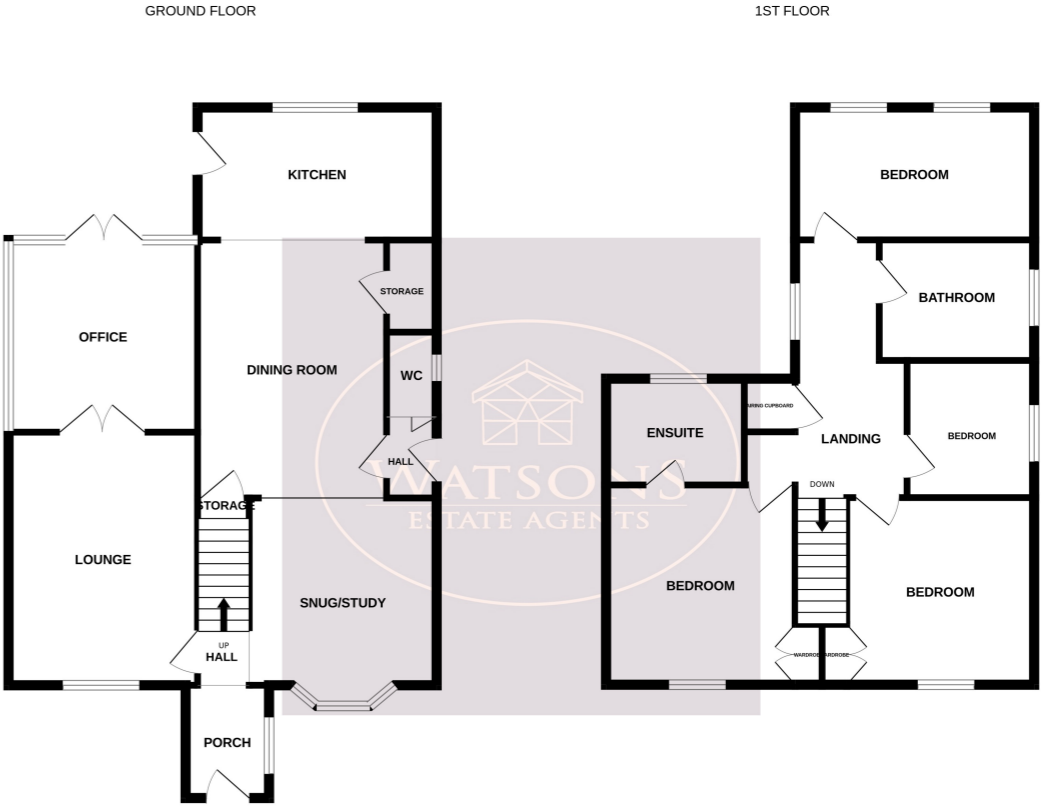
WC

WC, pedestal sink unit. Wood effect flooring and obscured uPVC double glazed window to the side.

First Floor

Landing

Access to the attic (partly boarded with drop down ladder), radiator, uPVC double glazed window to the side and wooden doors to all bedrooms and bathroom and airing cupboard.



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 1

5.42m x 3.3m (2.6m min) (17' 9" x 10' 10") UPVC double glazed windows to the front and rear, radiator and a range of fitted furniture including fitted wardrobes and built in wardrobe. Door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and double shower cubicle. Tiled flooring, extractor fan and obscured uPVC double glazed window to the side.

Bedroom 2

3.3m x 3.16m (10' 10" x 10' 4") UPVC double glazed window to the front, built in storage cupboard/wardrobe, wood effect laminate flooring and radiator.

Bedroom 3

4.21m x 2.19m (13' 10" x 7' 2") 2 uPVC double glazed windows to the rear and radiator.

Bedroom 4

2.43m x 2.22m (8' 0" x 7' 3") UPVC double glazed window to the side and radiator.

Bathroom

4 piece suite comprising WC, pedestal sink unit, corner bath and corner shower cubicle with mains shower. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the side.

Outside

To the front of the property there is are gravel flower bed borders with a range of plants & shrubs. A driveway provides ample off road parking and leads to the roll up door giving access to the car port. The generous South-facing, low maintenance rear garden comprises of a paved patio seating area, steps down to an artificial lawn, gravel pathways, feature garden pond, external tap and a range of mature plants and shrubs. Archway through to a timber built decking area ideal for a hot tub and access to the outdoor bar measuring 4.2m x 3.6m with bi folding doors to the front, wood effect laminate flooring, wooden built drinks bar, ceiling spotlights, feature lighting, feature wooden cladding, uPVC double glazed window to the front, power and heating. The garden enjoys a good level of privacy and is enclosed by hedge and timber fencing.