

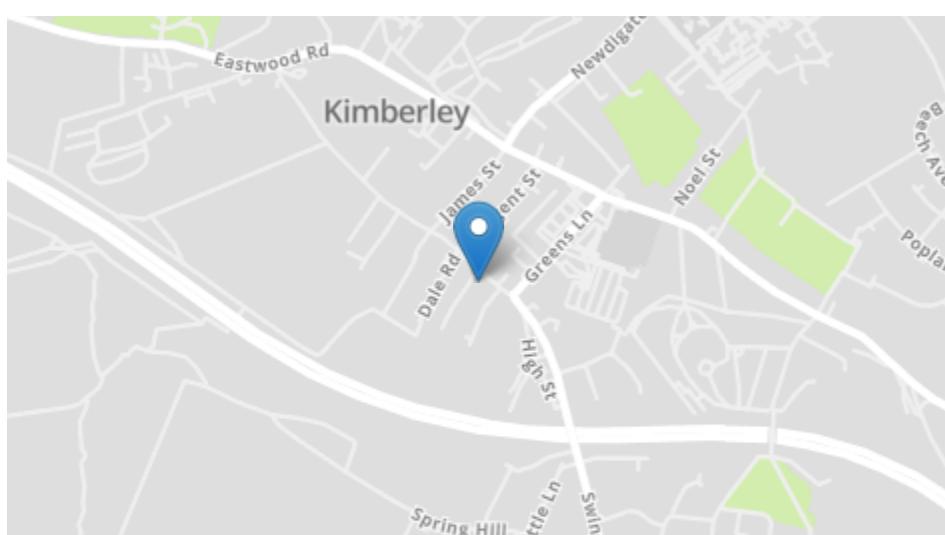
High Street, Kimberley, NG16 2LS

£425,000



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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 - 29728981

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.



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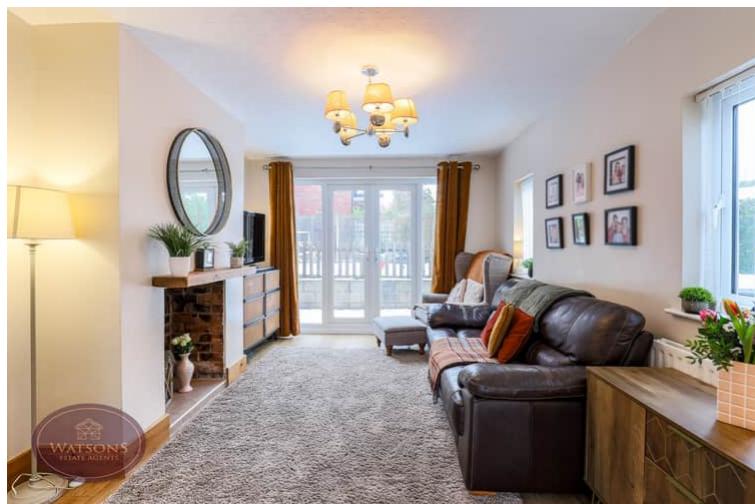
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*** FLY HIGH ON HIGH STREET *** A superb, extended and beautifully maintained four bedroom detached family home located within walking distance to Kimberley town centre. Features include two reception rooms, a downstairs WC, utility room, ample off road parking, and a private south-facing rear garden. Briefly comprising; entrance hallway, downstairs WC, lounge, dining room, breakfast kitchen, utility room. To the first floor, four bedrooms, and family bathroom. Outside, driveway to the front providing ample off road parking, and a private south-facing garden to the rear, perfect for summer entertaining. Located on the doorstep of Kimberley town centre, Sainsburys, favoured schools, shops and cafe's are on your doorstep, along with wonderful walks in Swingate to explore the surrounding countryside. Transport links close by include the A610 and M1 at J26, providing easy access to the industry centres. Contact Watsons to arrange a viewing.



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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Ground Floor

Porch

Feature arched storm porch with uPVC double glazed French doors to the front and wooden door with feature stained glass windows to the entrance hall.

Entrance Hall

Stairs to the first floor, wooden flooring, radiator and doors to the lounge, dining room, breakfast kitchen & WC.

WC

WC, vanity sink unit, feature panelled walling, tiled flooring, radiator and uPVC double glazed window to the side.

Lounge

4.58m x 3.38m (15' 0" x 11' 1") 2 uPVC double glazed window to the side, radiator, wood effect laminate flooring, feature Inglenook fireplace and French doors to the rear garden. Open to the dining room.

Dining Room

4.08m x 3.98m (13' 5" x 13' 1") UPVC double glazed bay window to the front, radiator, wood effect laminate flooring.

Breakfast Kitchen

4.9m x 3.26m (16' 1" x 10' 8") A range of matching wall & base units, wooden work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: double electric oven & hob with extractor over and fridge freezer. Breakfast bar, tiled flooring, uPVC double glazed windows to the front & rear. Ceiling spotlights, radiator and stable door to the utility room.

Utility Room

3.31m x 1.63m (10' 10" x 5' 4") A range of matching wall & base units, wooden work surfaces. Plumbing for washing machine, tiled flooring and door to the rear garden.

First Floor

Landing

UPVC double glazed window to the side and doors to all bedrooms and bathroom.

Bedroom 1

4.81m x 3.41m (15' 9" x 11' 2") UPVC double glazed windows to the side & rear and radiator.

Bedroom 2

3.66m x 3.27m (12' 0" x 10' 9") UPVC double glazed windows to the front & rear and radiator.

Bedroom 3

4.04m x 3.42m (13' 3" x 11' 3") UPVC double glazed window to the front and radiator.

Bedroom 4

2.51m x 2.02m (8' 3" x 6' 8") UPVC double glazed window to the front, radiator and wood effect laminate flooring.

Shower Room

3 piece suite in white comprising WC, vanity sink unit with feature tabletop sink and walk in shower. Obscured uPVC double glazed window to the rear, airing cupboard, radiator and tiled flooring.

Outside

To the front of the property is a turfed lawn. A gravel driveway provides ample off road parking. To the side of the property is a paved patio. The South facing rear garden comprises a paved patio seating area, turfed lawn and timber built shed. The garden is enclosed by original stone wall, hedge and timber fencing to the perimeter with gated access to the side.

Agents Note

The vendor has provided us with the following information. The boiler is located in the utility room and is around 7 years old.