

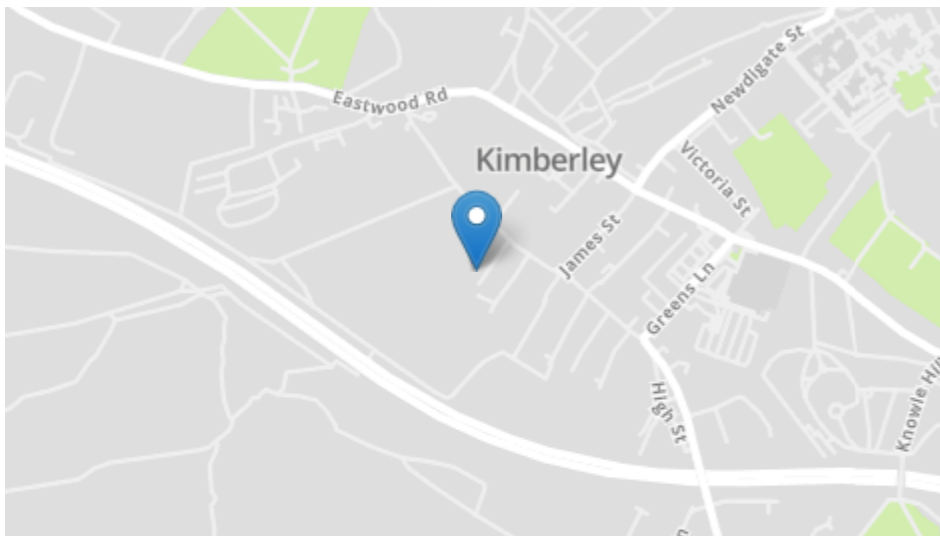
Blants Close, Kimberley, NG16 2AD

£280,000



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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			
		69	82
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 3 Double Bedrooms
- En Suite To Master Bedroom
- 2 Reception Rooms
- Downstairs WC
- Driveway & Garage
- Walking Distance From Kimberley Town Centre
- Excellent Road & Public Transport Links

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 - 20236252

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



*** TAKE YOUR NEXT STEP ON THE LADDER *** This detached family home sits on a quiet cul-de-sac with only 3 other properties and is within walking distance to Kimberley Town Centre. The accommodation comprises in brief; entrance hallway, downstairs WC, lounge with French doors opening on to the patio area, separate dining room and a fitted kitchen. On the first floor, the landing leads to the family bathroom and 3 DOUBLE bedrooms, with bedroom 1 benefitting from an en suite shower room. Outside, the low maintenance rear garden has an elevated patio area with an open outlook to the rear and steps leading down to a play area. The garden is enclosed by a timber fencing with gated access to the side. To the front of the property, a driveway provides off road parking and leads to a single garage with up & over door. Blants Close is located off High Street and is just a few minutes walk from a number of Town Centre amenities including Sainsbury's supermarket and bus stops with routes to various destinations including Nottingham City Centre. For more information or to book your viewing, call our team.

Ground Floor

Entrance Hall

UPVC double glazed entrance door, tiled flooring, radiator, stairs to the first floor and doors to the lounge, kitchen, dining room, garage and WC.

WC

WC, pedestal sink unit, chrome heated towel rail and extractor fan.

Lounge

3.63m x 3.6m (11' 11" x 11' 10") Real flame gas fire with marble fire place surround, radiator and French doors to the rear garden.

Dining Room

3.0m x 2.51m (9' 10" x 8' 3") UPVC double glazed window to the front and radiator.

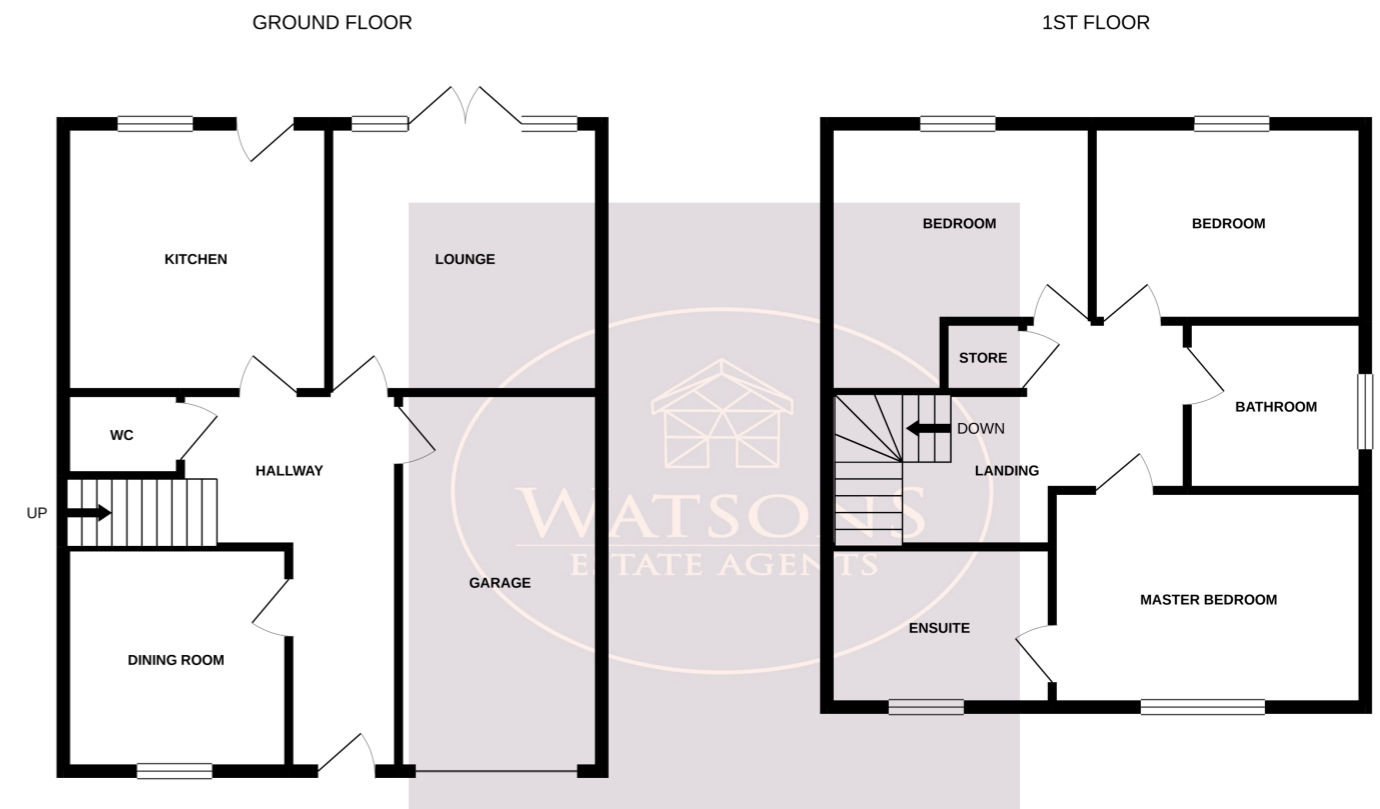
Kitchen

3.59m x 2.54m (11' 9" x 8' 4") A range of matching high gloss wall & base units, work surfaces incorporating a one & a quarter bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven & grill, microwave, gas hob with extractor over and dishwasher. Tiled flooring, radiator, uPVC double glazed window to the rear and door to the rear garden.

First Floor

Landing

Obscured uPVC double glazed window to the side, airing cupboard housing the hot water tank, access to the attic (partly boarded with drop down ladder) and doors to all bedrooms and bathroom.



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

4.03m x 2.88m (13' 3" x 9' 5") UPVC double glazed window to the front, radiator and door to the en suite.

En Suite

WC, pedestal sink unit and shower cubicle. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the front.

Bedroom 2

3.0m (plus recess) x 2.92m (9' 10" x 9' 7") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.39m x 2.62m (11' 1" x 8' 7") UPVC double glazed window to the rear and radiator.

Bathroom

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

Outside

To the front of the property is a paved driveway with parking for 2 cars leading to the garage (5.13m x 2.47m) with up & over door, power, housing the wall mounted boiler and with plumbing for washing machine. The low maintenance rear garden comprises of a paved patio which enjoys an open outlook and has steps leads down to a gravel bed section. The garden is enclosed by timber fencing and wall borders to the perimeter with gated access to the side.