

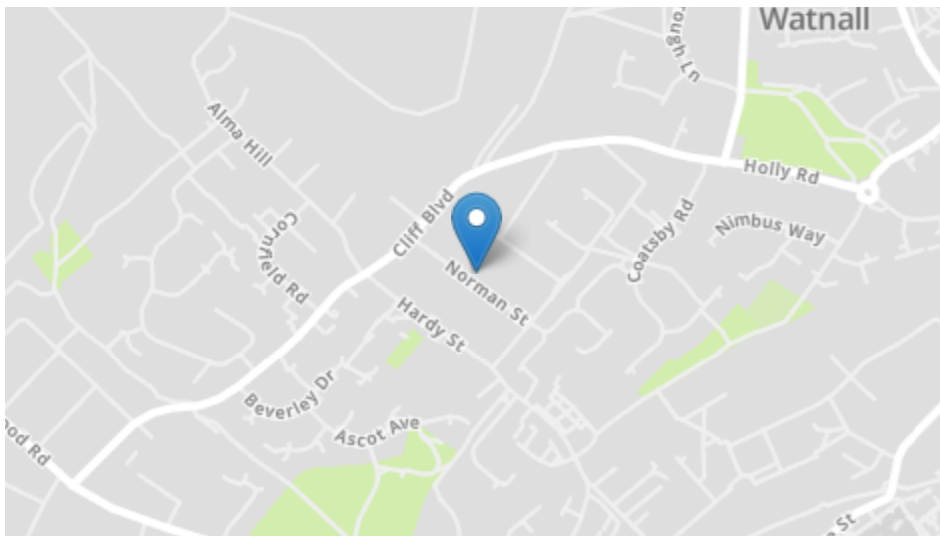
Norman Street, Kimberley, NG16 2LA

Offers Over £325,000



Norman Street, Kimberley, NG16 2LA

Offers Over £325,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Extended Detached Family Home
- 3 DOUBLE Bedrooms
- 2 Reception Rooms
- Downstairs WC & Utility Room
- Off Road Parking
- South West Facing Rear Garden
- Excellent Road & Public Transport Links
- Short Drive To Kimberley Town Centre
- Character & Charm Throughout

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 - 27122068

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



*** CHARACTER, CONVENIENCE & SPACE *** Watsons invite you to Mayfield House - an EXTENDED detached family home like no other on this popular street just outside Kimberley Town Centre. With 2 reception rooms, 3 DOUBLE bedrooms, great garden, as well as favoured school catchments, it will tick a lot of boxes for families. In brief, the accommodation comprises: entrance hall, lounge, dining kitchen, utility room, downstairs wc, plus a multi functional additional reception room to the rear which could be a gym, office, play room or entertaining space. Upstairs, the landing leads to the 3 double bedrooms and family bathroom. Outside, the southwest-facing rear garden offers a high level of privacy and there is ample off street parking available with a driveway to the front. This quiet location is only a 5 minute walk from all the amenities Kimberley has to offer, including Hall Om Wong park, favoured primary school and a regular bus service. Viewing is highly recommended to appreciate how this space could work for you. Call our sales team now to arrange a convenient time.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, radiator, stairs to the first floor, Herringbone wood effect laminate flooring and doors to the lounge, kitchen and utility room.

Lounge

6.37m x 5.2m (20' 11" x 17' 1") UPVC double glazed windows to the front & side, radiator, engineered oak flooring, original cornice and feature brushed steel fire place.

Dining Kitchen

4.2m x 3.24m (13' 9" x 10' 8") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated waist height double electric oven & gas hob with extractor over. Plumbing for dishwasher, tiled flooring, ceiling spotlights, radiator and uPVC double glazed windows to the rear & front.

Utility Room

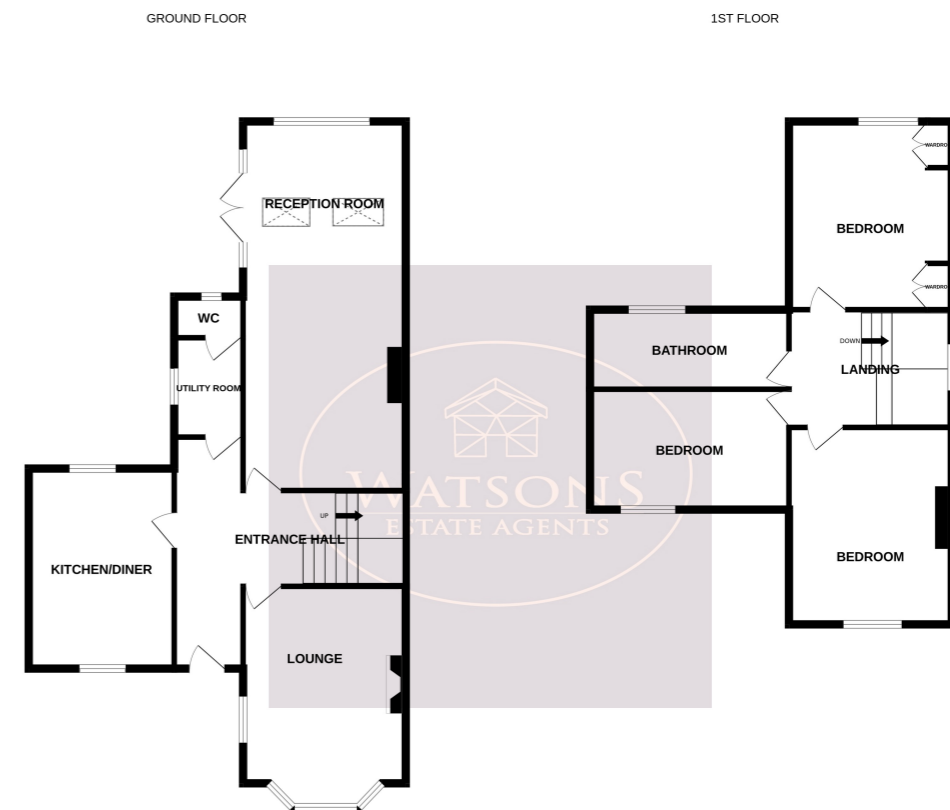
A range of matching high gloss wall & base units, plumbing for washing machine, ceiling spotlights, Herringbone wood effect laminate flooring and door to the WC.

WC

WC, wall mounted sink, chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

Reception Room

8.0m x 3.71m (26' 3" x 12' 2") UPVC double glazed windows to the front & side, engineered oak flooring, 2 radiator, ceiling spotlights, 2 velux windows and French doors leading to the rear garden.



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.
Made with Metrepx ©2024

First Floor

Landing

UPVC double glazed windows to the side with secondary glazing, doors to all bedrooms and bathroom.

Bedroom 1

4.07m x 3.42m (13' 4" x 11' 3") UPVC double glazed window to the rear, vertical radiator, 2 built in double wardrobes and Elesgo wood effect laminate flooring.

Bedroom 2

4.04m x 3.68m (13' 3" x 12' 1") UPVC double glazed window to the front, radiator and wood effect laminate flooring.

Bedroom 3

4.46m x 2.51m (14' 8" x 8' 3") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, free standing bath with waterfall tap and shower cubicle with mains fed dual rainfall effect shower. Obscured uPVC double glazed window to the rear, access to the attic (partly boarded) and wall mounted combination boiler. Chrome heated towel rail and ceiling spotlights.

Outside

To the front of the property are flower bed borders with a range of plants & shrubs. A brick paved driveway provides off road parking for 2 cars. The South West facing rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs and is enclosed by timber fencing to the perimeter with gated access to the side.