

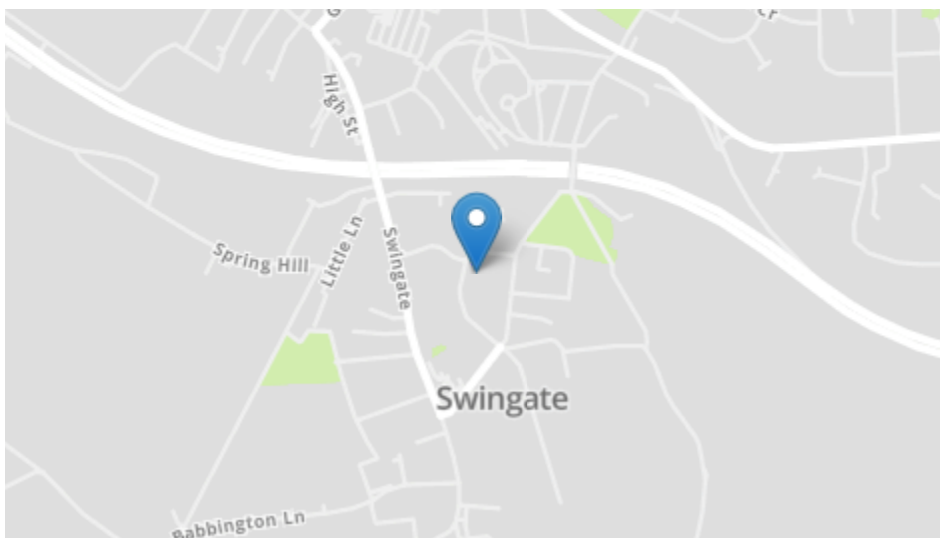
Clive Crescent, Kimberley, NG16 2QB

Offers Over £200,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 2 DOUBLE Bedrooms
- Generous Lounge Diner
- Modern Fitted Kitchen
- Low Maintenance Rear Garden
- Driveway
- Walking Distance To Kimberley Town Centre
- Well Presented Throughout

Our Seller says....

"With the joys of rural escapes from the hustle and bustle of everyday life on our doorstep, coupled with a sense of community, comfort and security, this has truly been a home for us. A quality rarely seen in this day and age is a neighbourhood that greets you with a smile at every opportunity, and so it is with a heavy heart that we leave a beloved home and community that has treated us with nothing but love behind. We can say with absolute certainty that the next owners of our home will find the same peace"

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 - 26925046

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



*** BEST OF BOTH WORLDS *** Located on a quiet road close to schools, parks and amenities, this 2 bedroom semi has the best of both worlds. Ideally suiting a first time buyer, down-sizer or young family taking their next step on the property ladder, this is well worth a look. The accommodation comprises in brief; entrance hall, lounge diner, kitchen, upstairs landing to the 2 DOUBLE bedrooms and bathroom. The property had previously been granted planning permission to extend and make into a 3 bed so this option would be available if required (STPP). Outside, a driveway to the front provides off street parking for 3 cars, whilst the appealing low maintenance rear provides ample space to enjoy the Summer sun. Clive Crescent is just 0.5 miles from Kimberley Town Centre and is within walking distance to Kimberley Primary School & Cherubs day nursery. Key roads including the A610 & Junction 26 of the M1 motorway are just a short drive away and for buyers who love to explore the outdoors, the countryside is minutes away with walking trails to Awsworth, Cossall and Strelley Village to name a few. For more information, or to book your viewing, call our team.

Ground Floor

Entrance Hall

Solid oak entrance door to the front, stairs to the first floor, Karndean flooring, radiator, understairs storage and doors to the lounge diner and kitchen.

Lounge Diner

5.025m x 3.4m (16' 6" x 11' 2") UPVC double glazed window to the front, radiator, exposed wooden flooring and French doors to the rear garden.

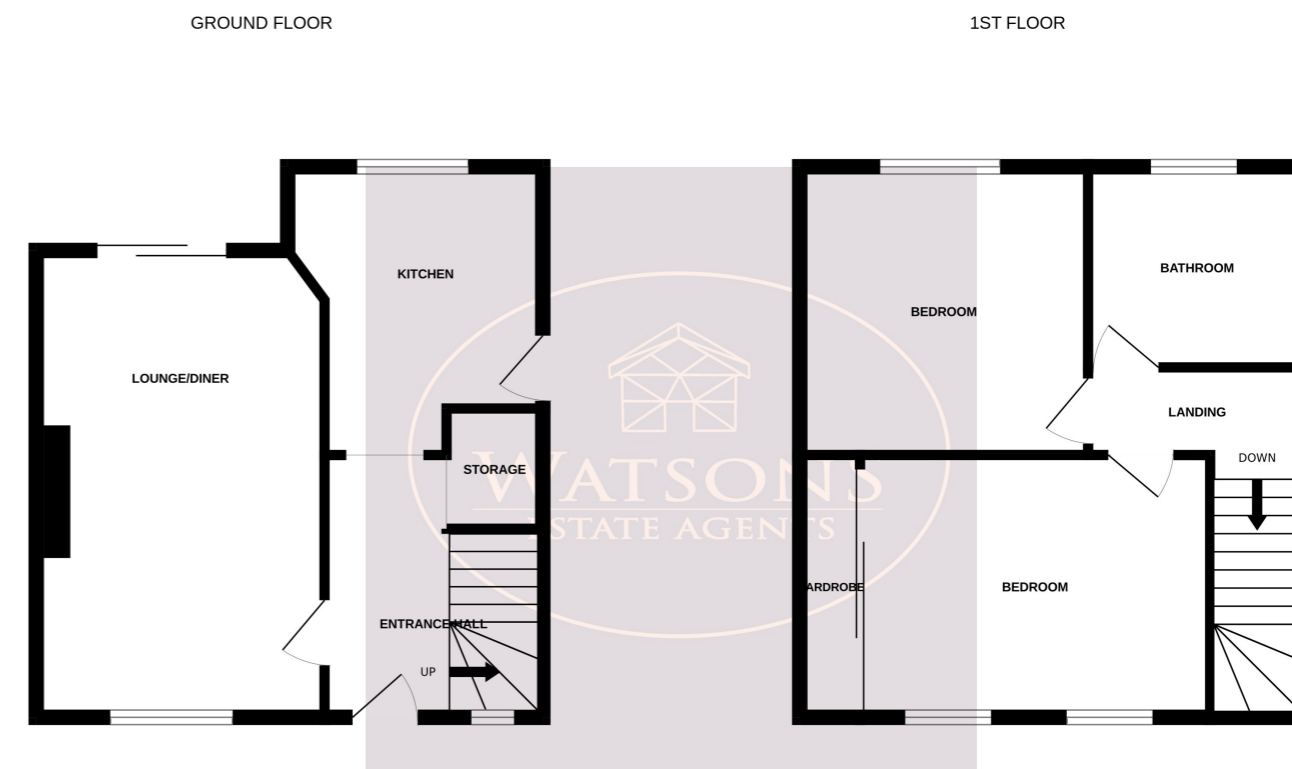
Kitchen

3.56m (2.12m min) x 2.82m (3.17m max) (11' 8" x 9' 3") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl ceramic sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine combination boiler, tiled flooring, uPVC double glazed window to the rear, radiator and door to the side.

First Floor

Landing

UPVC double glazed window to the side, access to the attic and doors to both 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

4.72m x 2.93m (15' 6" x 9' 7") 2 uPVC double glazed windows to the front, fitted wall to wall sliding door wardrobes and radiator.

Bedroom 2

3.4m x 3.35m (11' 2" x 11' 0") UPVC double glazed window to the rear, ceiling spotlights and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and P shaped bath with mains fed dual rainfall effect shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property a gravel and concrete driveway provides parking for 3 cars. The rear garden comprises a concrete patio, turfed lawn, flower bed borders with a range of plants & shrubs, timber built shed, external tap & power point. The garden is enclosed by timber fencing to the perimeter with gated access to the side.