

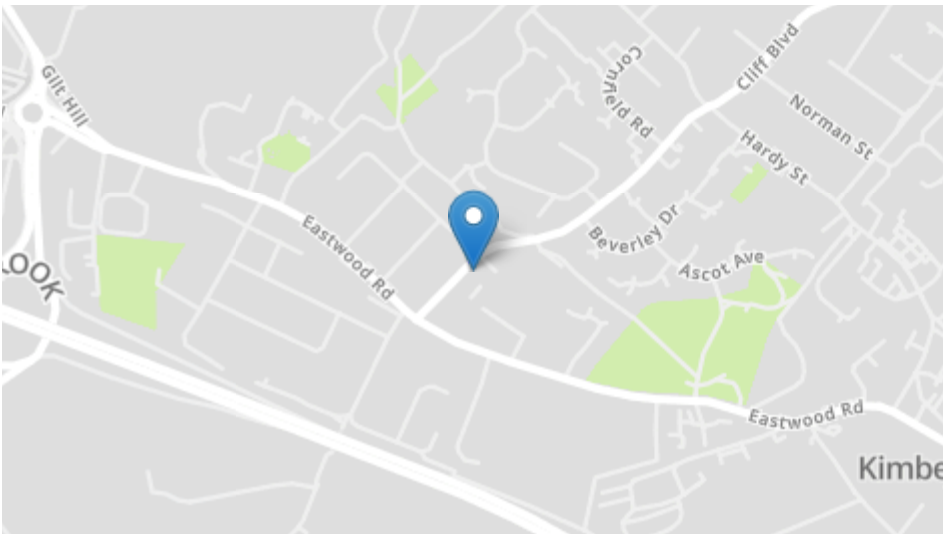
Somerlea, Maws Lane, Kimberley, NG16 2JG

Offers in Region of £375,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Extended 3 Storey Detached Bungalow
- 3 Bedrooms
- 2 Reception Rooms
- Ample Off Road Parking & Detached Garage With Workshop
- South Facing Rear Garden With Open Views
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Favoured School Catchment

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 - 26286522

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





SEEING IS BELIEVING! 'Somerlea' has been so much more than a long term family home for the current owners. It's unique position in Kimberley gives it beautiful views, but with the immaculately maintained & versatile accommodation, seeing really is believing! Comprising in brief: porch, entrance hall, lounge with steps down to the dining room which then leads down to the kitchen, with 2 DOUBLE bedrooms and family bathroom completing the ground & lower levels. Upstairs, the landing accesses the generous primary bedroom which frames the spectacular views over the south aspect. Outside, is also pretty special, having a good size patio with glass balustrades overlooking the beautiful landscaped lawn which is literally postcard perfect. There is an integral seating area for the less favourable weather days and access to a large area below the property which is currently used as a utility area as well as storage. Kimberley is a well regarded small town on the outskirts of Nottingham which enjoys good local amenities including favoured school catchments, as well as excellent transport links with easy access to the tram network & M1 motorway. The pictures do not do justice to this special property which will make for another long term family home. So don't take it from us - call us now to see for yourself, but be careful - you might just fall in love!

Ground Floor

Porch

1.55m x 0.72m (5' 1" x 2' 4") UPVC double glazed French doors to the front, traditional wooden door to the entrance hall.

Entrance Hall

3.33m x 1.55m (10' 11" x 5' 1") Stairs to the first floor with feature wood panelling, solid oak flooring, doors to the lounge, bedrooms 2 & 3 and bathroom. Door to the storage cupboard measuring 2.01mx 1.01m (could also be used as a study room).

Lounge

4.23m x 3.6m (13' 11" x 11' 10") Inglenook fireplace with brick surround and inset multifuel burner, 2 radiators and French doors to the balcony with open views. Door and steps down into the dining room.

Dining Room

4.02m x 2.99m (13' 2" x 9' 10") UPVC double glazed window to the front, full height ceiling with ornate ceiling design, radiator and archway and steps down to the kitchen.

Kitchen

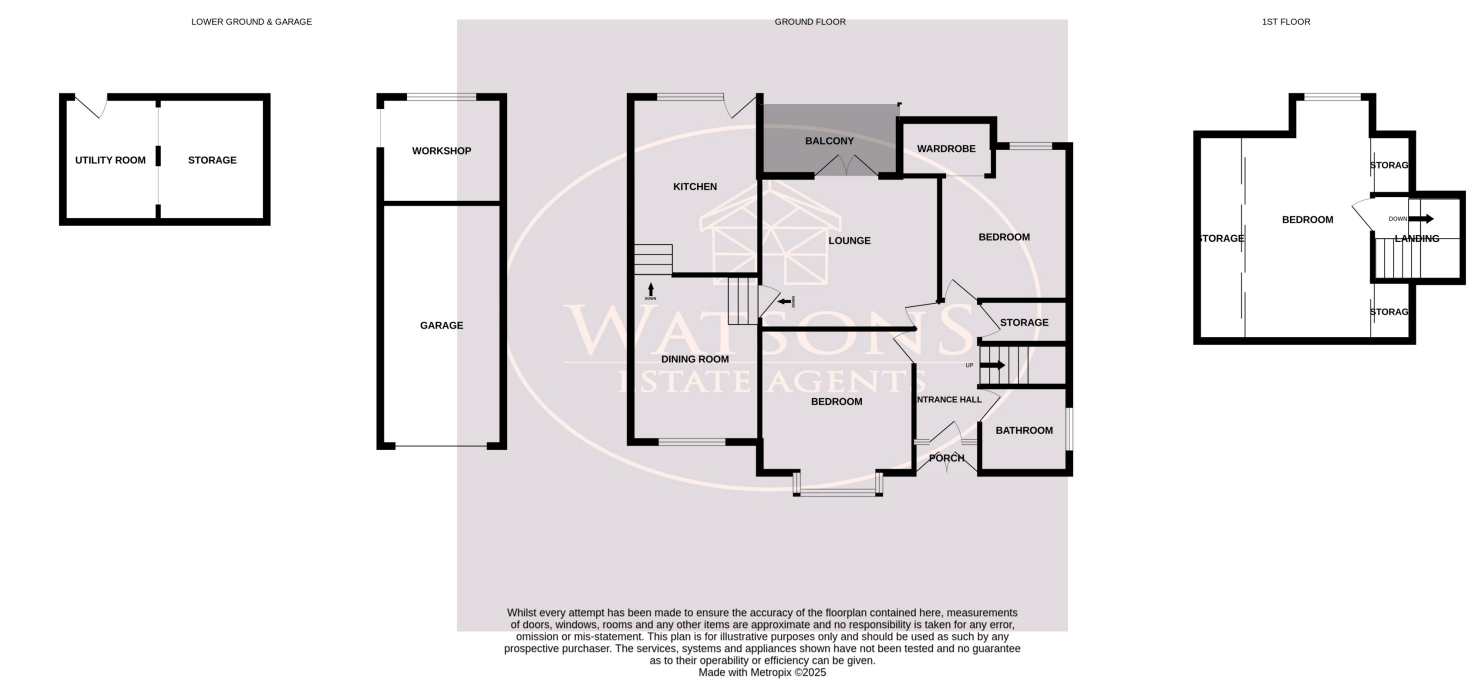
4.18m x 3.07m (13' 9" x 10' 1") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: double electric oven & hob with extractor over. Plumbing for a dishwasher, plumbing and wiring for an American style fridge freezer. Tiled flooring, radiator, uPVC double glazed window to the rear and door to the rear garden.

Bedroom 2

4.01m into the bay x 3.63m (13' 2" x 11' 11") UPVC double glazed bay window to the front and radiator.

Bedroom 3

3.62m x 3.29m (11' 11" x 10' 10") UPVC double glazed window to the rear, radiator and a range of fitted furniture. Walk in wardrobe measuring 2.21m x 1.31m with a range of fitted furniture, ceiling spotlights and heated towel rail.



Bathroom

2.11m x 2.02m (6' 11" x 6' 8") 4 piece suite in white comprising WC, vanity sink unit, corner bath with mains fed shower over and bidet. Obscured uPVC double glazed window to the side, chrome heated towel rail, extractor fan and ceiling spotlights.

First Floor

Landing

UPVC double glazed window half way up and door to the bedroom 1.

Bedroom 1

4.91m into the bay x 2.99m (16' 1" x 9' 10") UPVC double glazed window to the rear. Multiple sliding door storage cupboards and eaves storage, ceiling spotlights, radiator.

Outside

To the front of the property is a well tended turfed lawn, flower bed borders with a range of plants & shrubs, rockery section and an external tap for convenience. A concrete driveway provides off road parking for 2 cars leading to the detached garage measuring 5.71m x 2.90m with up & over door and power. The South facing rear garden offers an excellent level of privacy with stunning open views and comprises a generous paved patio, integral covered seating area with power and access to the lower level storage area (2.94m x 2.56m) and utility room (2.94m x 2.25m) with stainless steel sink/drainer unit with a flexi tap. Plumbing for washing machine & tumble dryer. Steps down to the turfed lawn, small pond, flower bed borders with a range of plants & shrubs, all enclosed by timber fencing to the perimeter with gated access to the side. There is also access the garden store which has a uPVC double glazed window and roll up door.

AGENTS NOTE

The seller has provided us with the following information: The boiler is located in the basement and is approximately 15 years old. It was serviced 2025.