

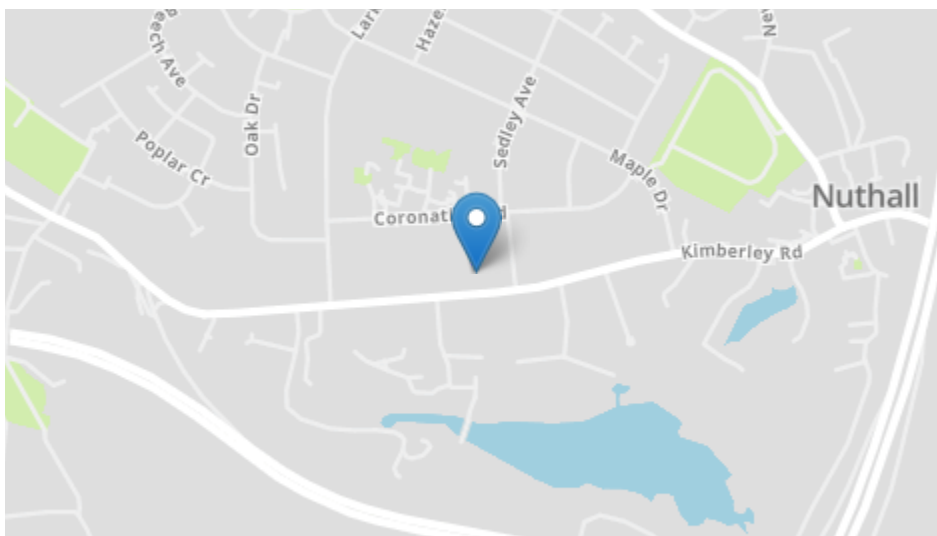
Kimberley Road, Nuthall, NG16 1DF

Offers Over £325,000



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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 - 29003145



- Extended Semi Detached Family Home
- 3 Bedrooms
- Generous Lounge Diner
- Garden Room
- Ample Off Road Parking
- Oversized Garage/Workshop
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Beautifully Presented Throughout

Our Seller says....

40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days

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.





*** MORE THAN MEETS THE EYE *** Located in a sought after position on Kimberley Road in Nuthall, and in walking distance to Kimberley town centre, is this well presented and extended three bedroom semi-detached family home. Features include a generous lounge/diner, modern kitchen, garden room, and large garage/workshop in rear garden. Briefly comprising; entrance hallway, lounge/diner, breakfast kitchen, garden room. To the first floor, three bedrooms and bathroom. Outside, driveway to the front providing off road parking, and private garden to the rear with large garage/workshop ideal for hobbies, vehicle storage and a multiple of other uses. Located on the popular Kimberley Road in Nuthall, Kimberley town centre is in walking distance catering for all day to day needs including a supermarket, bars, and schools. Contact Watsons to arrange a viewing.

First Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, door to the understairs cupboard, radiator and doors to the lounge/diner and kitchen.

Lounge/Diner

7.63m x 3.65m (25' 0" x 12' 0") UPVC double glazed bay window to the front. Feature wooden fire place surround with inset cast iron fire, sliding patio doors to the garden room and radiator.

Kitchen

5.99m x 2.13m (19' 8" x 7' 0") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height electric oven & 5 ring gas hob with extractor over, washing machine and dishwasher. Plumbing and wiring for an American style fridge freezer, ceiling spotlights, wood effect laminate flooring, radiator and open to the garden room.

Garden Room

3.36m x 2.75m (11' 0" x 9' 0") Brick & uPVC double glazed construction, radiator, wood effect laminate flooring and French doors to the rear garden.

First Floor

Landing

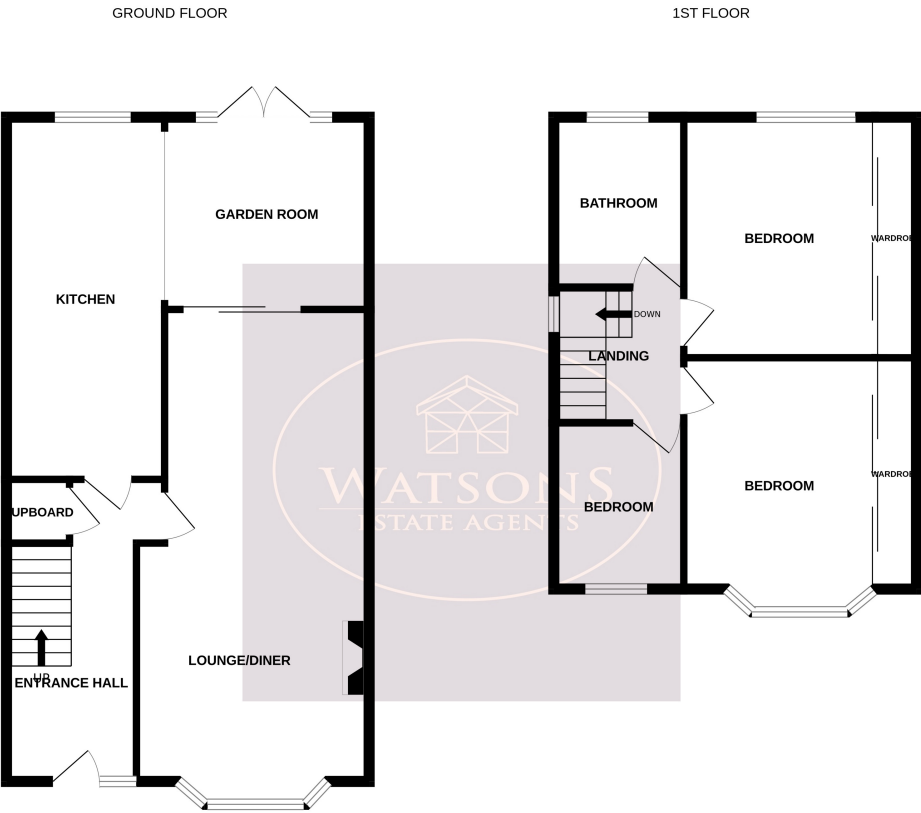
UPVC double glazed window to the side, access to the attic (partly boarded) and doors to all bedrooms and bathroom.

Bedroom 1

4.28m x 3.39m (14' 1" x 11' 1") UPVC double glazed bay window to the front, radiator and sliding door wardrobes.

Bedroom 2

3.8m x 3.33m (12' 6" x 10' 11") UPVC double glazed window to the rear, sliding door wardrobes and radiator.



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 3

2.92m x 2.21m (9' 7" x 7' 3") UPVC double glazed window to the front and radiator.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, corner bath and shower cubicle. Obscured uPVC double glazed window to the rear and radiator.

Outside

To the front of the property, a brick paved driveway provides ample off road parking leading to the double wooden gates to the side of the property leading to the carport. The rear garden offers a good level of privacy and comprises a block paved patio, timber decking seating area, raised feature fish pond, flower bed borders with a range of plants & shrubs, timber built shed with power, oversized garage/workshop with roll up door and power ideal for hobbies, vehicle storage and a multiple of other uses. The garden is enclosed by hedge and timber fencing to the perimeter with gated access to the side.