

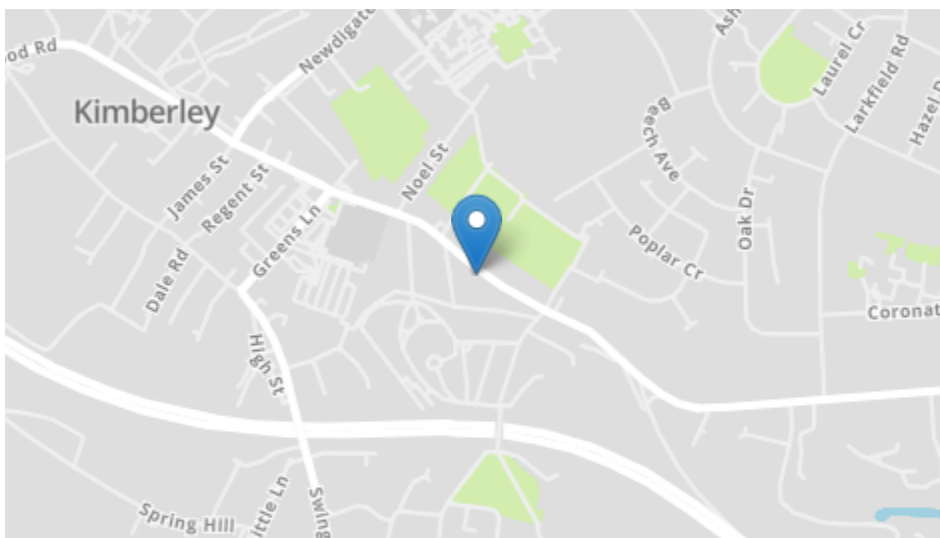
Nottingham Road, Kimberley, NG16 2NA

£350,000



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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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		57	80
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms & Conservatory
- Driveway & Garage
- Well Presented Throughout
- Walking Distance From Kimberley Town Centre
- Popular Residential Location
- Excellent Public Transport & Road 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 - 27840707

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

0115 938 5577  
 8am-8pm - 7days



\*\*\* BAY FRONTED BEAUTY \*\*\* This detached family home sits in an elevated position on Nottingham Road, within walking distance to bus stops, schools & Kimberley Town Centre. The open plan family space to the rear looks out over a superb south-facing landscaped garden with high privacy. The accommodation comprises in brief: entrance hall, lounge, sitting room opening into the conservatory and kitchen fitted with modern shaker style units. On the first floor, the landing leads to the family bathroom & three bedrooms, two of which are double. Outside, the rear garden is a key feature of this home and comprises of a gravel bed with rockery and steps leading to a generous lawn. To the front of the property, a driveway provides off road parking & leads to a single detached garage. The presentation of this home is stunning throughout so call now to book your viewing & see for yourself!

## Ground Floor

### Storm Porch

Composite entrance door to the entrance hall.

### Entrance Hall

Stairs to the first floor, under stairs storage, Parquet flooring and radiator. Doors to the lounge and dining area.

### Lounge

4.87m (into the bay) x 3.42m (16' 0" x 11' 3") UPVC double glazed bay window to the front, inset multi fuel burner, radiator and solid oak flooring.

### Dining Area

3.96m x 3.41m (13' 0" x 11' 2") Tiled flooring, 2 traditional style radiators, ceiling spotlights and open plan to the kitchen and conservatory.

### Kitchen

2.73m x 1.9m (8' 11" x 6' 3") A range of matching shaker style wall & base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven, 5 ring gas hob with extractor over, dish washer, fridge freezer and washing machine. Ceiling spotlights, tiled flooring, uPVC double glazed window to the rear, obscured uPVC double glazed window to the side and cupboard housing the combination boiler.

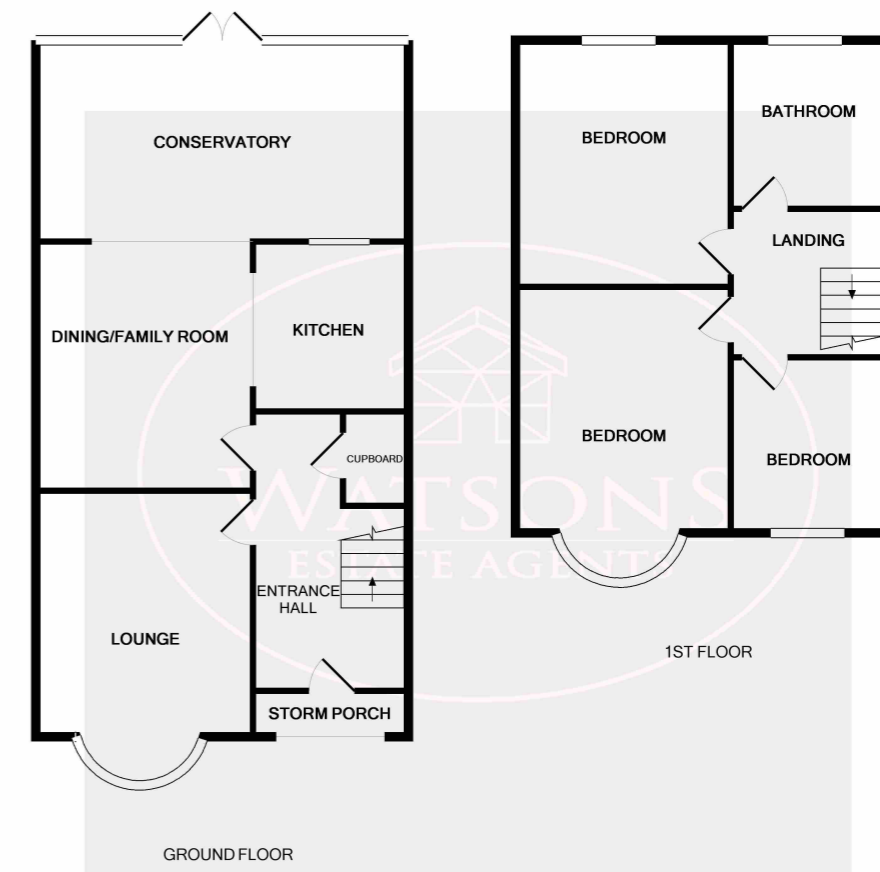
### Conservatory

5.35m x 3.14m (17' 7" x 10' 4") Brick & uPVC double glazed construction, glass pitched roof with remote controlled skylights, 2 traditional style radiators, tiled flooring & French doors to the rear garden.

## First Floor

### Landing

UPVC double glazed window to the side and doors to all bedrooms & bathroom.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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

4.96m (into the bay) x 2.98m (16' 3" x 9' 9") UPVC double glazed bay window to the front, exposed wooden flooring and radiator.

### Bedroom 2

3.97m x 3.54m (13' 0" x 11' 7") UPVC double glazed window to the rear, a range of fitted furniture, exposed wooden flooring and radiator.

### Bedroom 3

2.86m x 2.25m (9' 5" x 7' 5") UPVC double glazed bay window to the front, solid oak flooring, radiator and access to the attic (partly boarded with drop down ladder and power)

### Bathroom

4 piece suite in white comprising concealed cistern WC, floating vanity sink unit, bath and shower cubicle with rainfall effect shower. Chrome heated towel rail, ceiling spotlights, underfloor heating and obscured uPVC double glazed window to the rear.

### Outside

The generous rear garden consists of a gravel bed sections, a paved patio and rockery bed with steps leading to the lawn. The garden is enclosed by timber fencing to the perimeter with gated access to the side. To the front of the property, a driveway provides off road parking & leads to a single detached garage.