

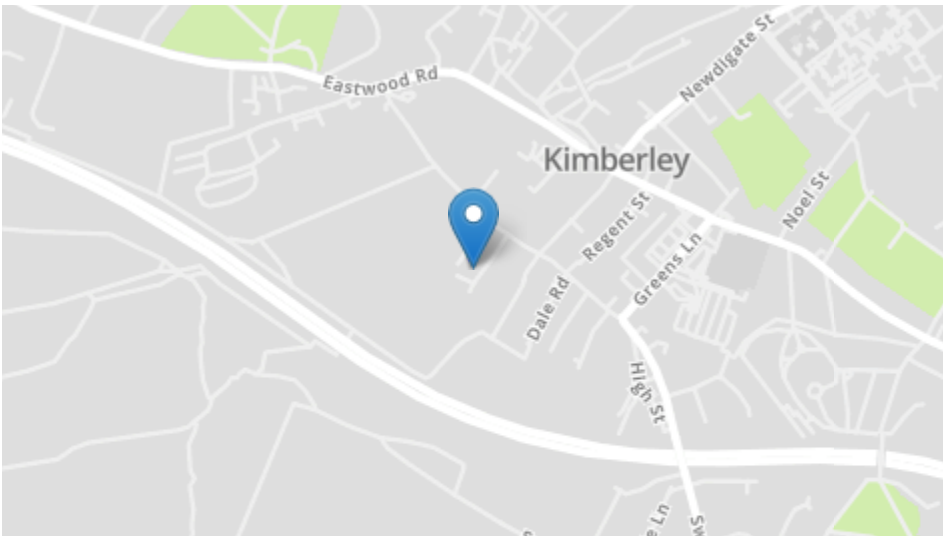
Laverock Close, Kimberley, NG16 2QX

Offers Over £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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	85
England, Scotland & Wales	EU Directive 2002/91/EC	



- Detached Bungalow
- 3 Bedrooms
- Garden Room
- Off Road Parking & Garage
- Private South Facing Rear Garden
- Popular Cul De Sac Location
- Walking Distance to Kimberley Town Centre
- No Upward Chain
- Viewing Advised

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 - 29866463

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





\*\*\* LIVE THE LAVEROCK LIFE ON ONE LEVEL \*\*\* Built in 2001, this spacious detached 3 bed bungalow has been a much loved home and this is the first time it has come to the market. The cul-de-sac location is just a stones throw from Kimberley Town Centre, so you can have quietness AND convenience! In brief, the accommodation comprises: entrance hall, lounge, kitchen, bathroom, all 3 bedrooms, and a garden room which overlooks the lovely rear garden. The south-facing rear enjoys a high level of privacy and is a great space to enjoy the Spring & Summer months, whilst the generous driveway area (shared access) provides good off street parking with a detached garage. This well regarded location is ideal for those looking to down-size and with no upward chain, it is just waiting for the lucky buyer to make it another much loved long term home. There are a wide range of shops & amenities within walking distance, including grocery stores, coffee shops, GP, Chemist, Dentist & Opticians, whilst there is also a regular bus service. Call Watsons on 01159385577 (option 1) to arrange an appointment to view.

**Storm Porch**

UPVC double glazed entrance door to the entrance hall.

**Entrance Hall**

Doors to all rooms. Access to the attic (partly boarded with drop down ladder).

**Lounge**

4.94m x 3.53m (16' 2" x 11' 7") UPVC double glazed window to the front, feature electric fire and radiator.

**Study/Bedroom 3**

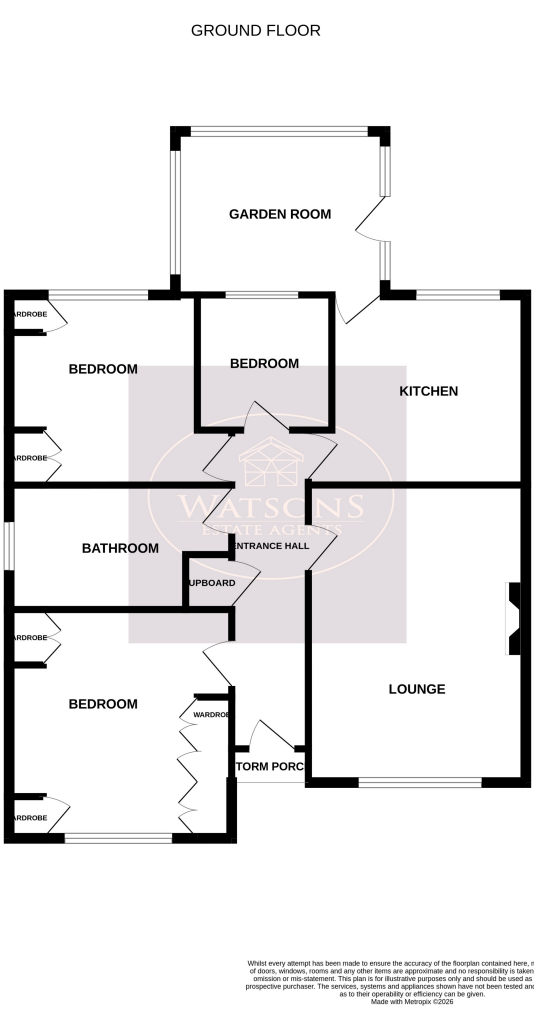
2.27m x 2.22m (7' 5" x 7' 3") UPVC double glazed window to the rear and radiator.

**Kitchen**

3.24m x 3.16m (10' 8" x 10' 4") A range of matching wall & base units, work surfaces incorporating an inset sink & draining unit. Integrated appliances to include: electric oven & 5 ring gas hob, fridge freezer, washing machine & dishwasher. Radiator and door to the garden room.

**Garden Room**

3.45m x 3.07m (11' 4" x 10' 1") Brick & uPVC double glazed construction, high quality engineered flooring, ceiling spotlights, radiator and door to the rear garden.



**Bedroom 1**

3.81m x 3.44m (12' 6" x 11' 3") UPVC double glazed window to the front, radiator.

**Bedroom 2**

3.33m x 2.77m (10' 11" x 9' 1") UPVC double glazed window to the rear, a range of fitted furniture and radiator.

**Bathroom**

4 piece suite in white comprising: concealed cistern WC, vanity sink unit, bath and shower cubicle with dual rainfall effect shower over. Obscured uPVC double glazed window to the side, chrome heated towel rail and ceiling spotlights.

**Outside**

To the front of the property are generous decorative gravel flower bed borders. A tarmacadam driveway provides ample off road parking leading to the detached single garage with electric up & over door and power. The rear South facing garden offers a good level of privacy and comprises a paved patio seating area, turfed lawn, flower bed borders with a range of plants & shrubs, external lighting & external tap and is enclosed by timber fencing to the perimeter with gated access to the side.

**Agents Note**

The seller has provided us with the following information: the boiler is located in the loft and is 6 months old. It was last serviced when installed in September 2025.