

Clive Crescent, Kimberley, NG16 2QB

Offers Over £240,000



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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 - 29185866



- Extended Semi Detached Family Home
- 3 Bedrooms
- Modern Fitted Kitchen
- Garden Room
- Off Road Parking
- Popular Residential Location
- Walking Distance To Kimberley Town Centre
- Favoured School Catchment

Our Seller says....

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



*** 'SWING' WHEN YOU'RE WINNING *** Located in the popular Swingate area of Kimberley is this delightful, much improved three bedroom semi-detached home. Features include a generous lounge, a wonderful garden room, off road parking, and a private rear garden. Briefly comprising; entrance hallway, lounge, garden room, kitchen. To the first floor, three bedrooms and bathroom. Outside, driveway to the front providing off road parking, and private garden to the rear. Located in the Swingate area of Kimberley, countryside walks are on your doorstep, along with an array of amenities the town provides including a supermarket, shops, cafe's, pubs and favoured schools. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs to the first floor, uPVC double glazed window to the front, under stairs storage cupboard and open to the dining kitchen. Door to the lounge.

Lounge

5.32m x 3.41m (17' 5" x 11' 2") UPVC double glazed window to the front, radiator, feature fire place. French doors to the garden room.

Dining Kitchen

3.68m x 3.03m (12' 1" x 9' 11") A range of matching high gloss wall & base units, work surfaces incorporating an inset composite sink. Integrated appliances to include; microwave, fridge, washing machine and dishwasher. Space for Range style cooker with extractor over and door to the storage cupboard. UPVC double glazed windows to the rear and side. Door to the side leading to the rear garden.

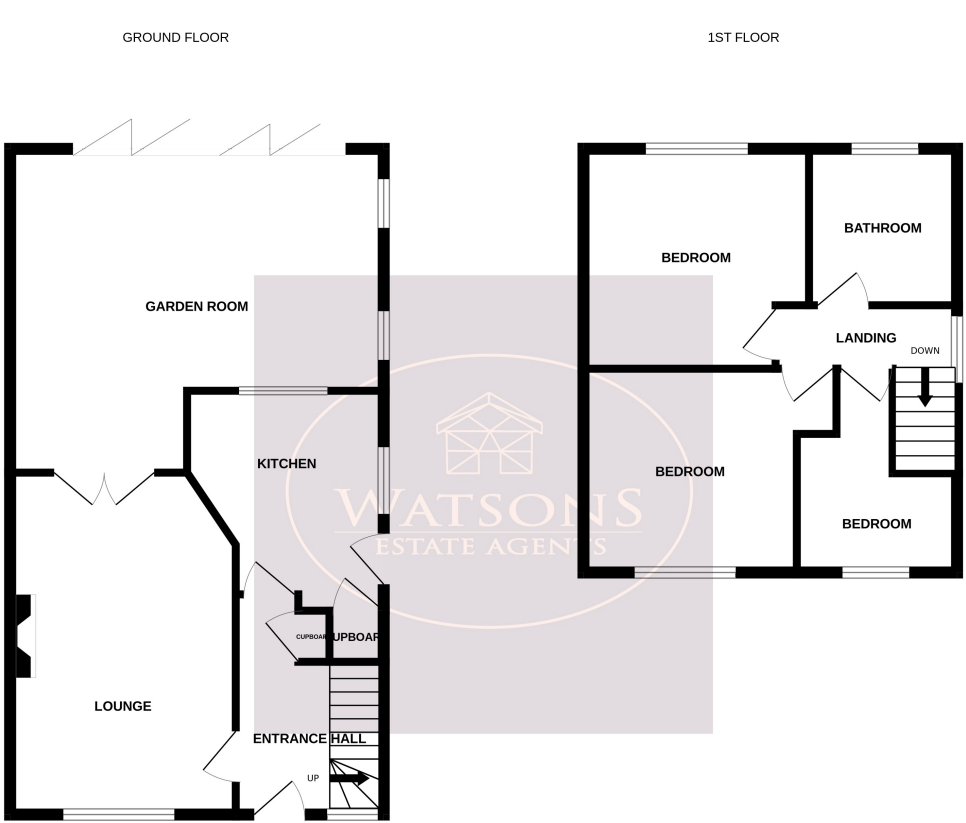
Garden Room

5.31m x 4.85m (17' 5" x 15' 11") Brick construction with poly carbonate roof with integrated shutter blinds. 2 uPVC double glazed windows to the side and inset log burner. Bi folding doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, access to the attic housing the combination boiler. Doors to all 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

3.44m x 3.41m (11' 3" x 11' 2") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.41m x 3.02m (11' 2" x 9' 11") UPVC double glazed window to the front and radiator.

Bedroom 3

3.04m x 2.38m (10' 0" x 7' 10") UPVC double glazed window to the front and radiator.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, free standing bath and shower cubicle. Obscured uPVC double glazed window to the rear, chrome heated towel rail, tiled flooring and ceiling spotlights.

Outside

To the front of the property a tarmacadam driveway provides ample off road parking and is enclosed by hedge and timber fencing to the perimeter leading to double wooden gates. The rear garden offers a good level of privacy and comprises a paved patio seating area, turfed lawn, gravel paths, mature tree, covered pergola perfect for a hot tub. The garden is enclosed by privet and timber fencing to the perimeter with gated access to the side.