

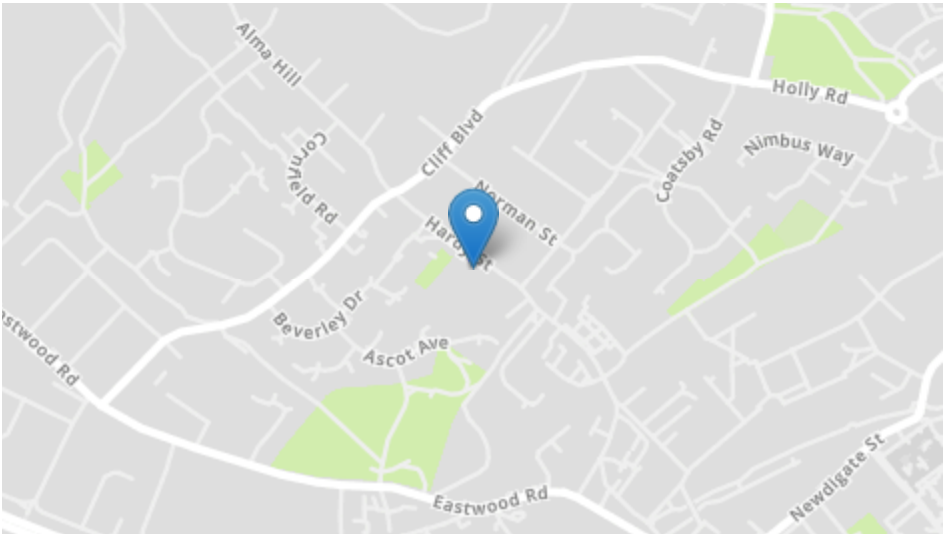
Hardy Street, Kimberley, NG16 2JL

£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		
	58	83
England, Scotland & Wales		EU Directive 2002/91/EC

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 - 27500779



- Detached Family Home
- 3 Reception Rooms
- 4 Bedrooms
- Dressing Room To Primary Bedroom
- Downstairs Bathroom & First Floor Shower Room
- Off Road Parking & Garage
- Private South Facing Rear Garden
- Walking Distance To Kimberley Town Centre
- Favours School Catchment
- Excellent Road & Public Transport Links

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  
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\*\*\* CHECK OUT THAT FLOOR PLAN! \*\*\* This EXTENDED detached home sits within walking distance of Kimberley Town Centre. With 5 bedrooms, multiple reception rooms and walking distance to favoured schools, it will tick a lot of boxes for families. The rustic presentation is perfectly complimented by the greenery In brief, the accommodation comprises: entrance hall, lounge, sitting room, snug, dining room, kitchen, utility room & bathroom, upstairs landing to the 4 bedrooms and further shower room. Outside, the adjoining Hollywell School is adds further convenience for families and provides a great open backdrop which is unlikely to be built upon. A driveway & garage alongside provide good off street parking. Call our Kimberley Team to book a viewing 01159385577 Option 1.

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs to the first floor, Indian slate flooring, radiator, ceiling spotlights, under stairs storage. Open to the dining room and snug, doors to the kitchen and utility room.

Dining Room

2.59m x 2.31m (8' 6" x 7' 7") UPVC double glazed window to the front, wood effect laminate flooring, built in storage cupboard and radiator.

Snug

2.57m x 2.42m (8' 5" x 7' 11") UPVC double glazed window to the rear, Indian stone flooring, radiator and door to the inner hall.

Inner Hall

Indian stone flooring, uPVC double glazed window to the side, ceiling spotlights, radiator. Door to the play room, bathroom, lounge and rear garden.

Play Room

3.72m x 2.78m (12' 2" x 9' 1") UPVC double glazed window to the front, radiator and feature fire place.

Lounge

4.47m x 3.69m (14' 8" x 12' 1") 2 UPVC double glazed windows to the rear, Inglenook fireplace with inset log burner. Radiator and French doors to the rear garden.

Breakfast Kitchen

4.81m x 2.95m (15' 9" x 9' 8") A range of matching wall & base units, solid wood work surfaces incorporating an inset one & a half bowl ceramic sink & drainer unit. Space for Range style cooker with extractor over. Integrated dishwasher, Indian stone flooring, radiator. Plumbing and wiring for an American style fridge freezer. UPVC double glazed windows to the rear, front & side. Ceiling spotlights and door to the side.

Utility Room

2.8m x 2.44m (9' 2" x 8' 0") A range of matching wall & base units, work surfaces incorporating a country style sink. Indian stone flooring, plumbing for washing machine, wall mounted Worcester Bosch combination boiler, heated towel rail and uPVC double glazed window to the rear.

Downstairs Bathroom

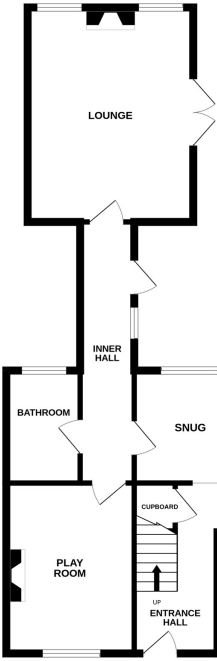
3 piece suite in white comprising WC, wall mounted sink and bath with shower over. Heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

Landing

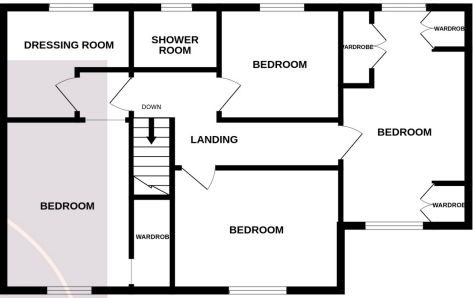
Landing

Radiator, ceiling spotlights and doors to all bedrooms and shower room.

GROUND FLOOR



1ST FLOOR



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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Primary Bedroom

3.67m x 2.75m (12' 0" x 9' 0") UPVC double glazed window to the front, Archway to walk in wardrobe including access to the attic (with drop down ladder), radiator and door to the dressing room.

Dressing Room

2.45m x 1.9m (8' 0" x 6' 3") UPVC double glazed window to the rear and radiator.

Bedroom 2

4.77m x 2.93m (15' 8" x 9' 7") UPVC double glazed windows to the front & rear, a range of fitted furniture and 2 radiators.

Bedroom 3

3.68m x 2.67m (12' 1" x 8' 9") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

Bedroom 4

2.76m x 2.42m (9' 1" x 7' 11") UPVC double glazed window to the rear and radiator.

Shower Room

3 piece suite in white comprising concealed cistern WC, vanity sink unit and walk in shower with dual rainfall effect shower over. Heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the side of the property there is off street parking leading to detached garage with up & over door, power and lighting. The South facing rear garden offers a good level of privacy and comprises a patio area seating area, timber decking and artificial lawn. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The vendors have provided the following information: the boiler is located in the utility room and is 12 years old. It was last serviced in 2023.