

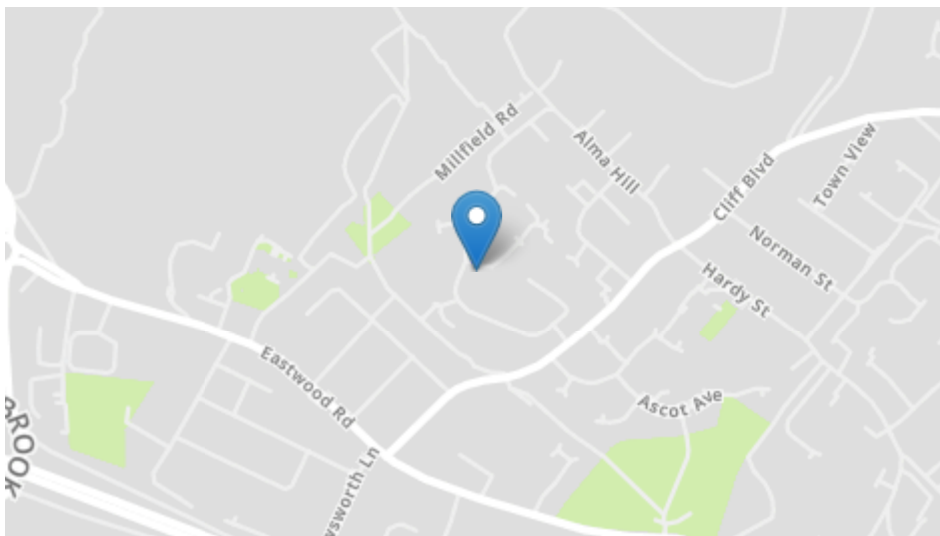
Stocks Road, Kimberley, NG16 2QF

£250,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<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			
<b>England, Scotland &amp; Wales</b>			
		76	86

EU Directive 2002/91/EC



- Detached Family Home
- 4 Bedrooms
- Downstairs WC
- Large Driveway & Single Garage
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Well Presented Throughout

Our Seller says....  
 "Great family home with many happy memories. Really convenient location, countryside on the doorstep, parks for the kids, plenty of local family friendly pubs to walk to and a really pleasant quiet estate."

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 - 19542610

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



\*\*\* LOOKING FOR A FAMILY HOME TO GROW INTO? \*\*\* Situated on a sought after estate in Kimberley, this detached property is well presented throughout and would be ideal for buyers looking for a 'turn key' home. Features include 4 bedrooms, spacious kitchen, downstairs WC and ample parking provisions. Call our team for more information or to book your viewing. The accommodation comprises in brief; entrance hallway, WC, good size open plan lounge with patio doors to the rear garden and a spacious dining kitchen fitted with modern units. On the first floor, the landing leads to four bedrooms and the family bathroom. Outside, the rear garden offers a good level of privacy and consists of a paved patio area with steps leading to the lawn. To the front of the property, a block paved driveway provides ample off road parking and leads to the single garage with up and over door. Stocks road is a popular location often sought after by families due to its proximity to schools, play parks and recreational areas. Kimberley Town Centre is just over a mile away and offers a wide range of cafes, pubs, shops, amenities and public services including a doctors and dentist. For more information or to book your viewing, call our team.

## Ground Floor

### Entrance Hall

UPVC double glazed entrance door, stairs to the first floor, under stairs storage, luxury vinyl tiling, radiator and doors to the lounge, kitchen/diner & WC.

### WC

WC, vanity sink unit, radiator and obscured uPVC double glazed window to the front.

### Lounge

4.97m x 3.66m (16' 4" x 12' 0") Good size open plan lounge, sliding patio doors to the rear garden and doorway to the kitchen.

### Kitchen/Diner

5.62m x 2.76m (18' 5" x 9' 1") A range of matching shaker style wall & base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit. Integrated dishwasher, space & connections for Range style cooker with extractor over, plumbing and wiring for an American style fridge freezer. Luxury vinyl tiling, radiator, uPVC double glazed windows to the front and side and external door to the side.

## First Floor

### Landing

Obscured uPVC double glazed window to the side, access to the attic (partly boarded with drop down ladder) storage cupboard and 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

3.72m x 3.05m (12' 2" x 10' 0") Good size double bedroom, uPVC double glazed window to the rear and radiator.

### Bedroom 2

3.99m x 2.78m (13' 1" x 9' 1") Good size double bedroom, uPVC double glazed window to the front and radiator.

### Bedroom 3

2.82m x 2.14m (9' 3" x 7' 0") UPVC double glazed window to the front and radiator.

### Bedroom 4

2.73m x 1.85m (8' 11" x 6' 1") UPVC double glazed window to the rear and radiator.

### Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and shower cubicle. Obscured uPVC double glazed window to the side and chrome heated towel rail.

### Outside

To the front of the property, a Prescrete driveway provides ample off road parking and leads to the single garage with up & over door, light power, plumbing for a washing machine and an access door to the garden. The rear garden offers a good level of privacy and comprises of a two paved patio areas with steps leading to a lawn sectioned by railway sleepers. The garden is enclosed by timber fencing with gated access to the side.