

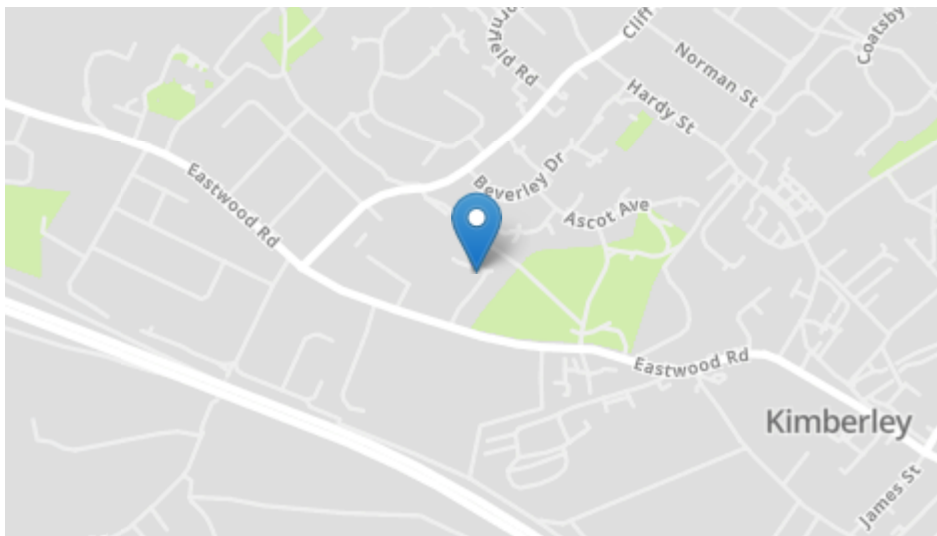
Wentworth Court, Kimberley, NG16 2XB

£325,000



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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> | 87                      | 92        |
| (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 |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

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 mail@watsons-residential.co.uk  
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- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms & Conservatory
- Home Office & Downstairs WC
- En Suite & Family Bathroom
- Driveway & Garage
- Excellent Road & Public Transport Links
- Favours School Catchment

Our Seller says....  
 "We have really enjoyed living at Wentworth Court, we have especially enjoyed the garden which is always full of birds and wildlife and great for BBQ's and alfresco dining. The office doubled up as a great cinema room. We also love the log burner which makes the house lovely and cosy in the winter."

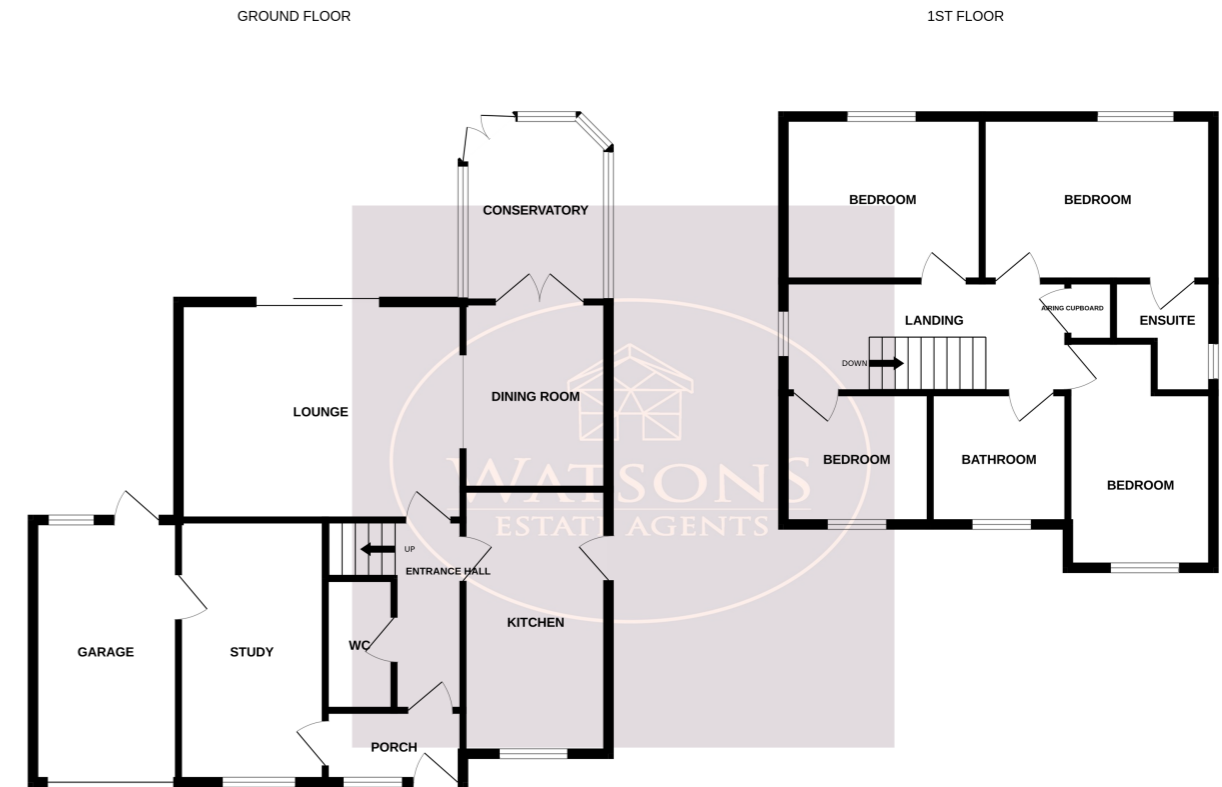
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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\*\*\* LOCATION LOCATION LOCATION \*\*\* Properties rarely come up for sale in this sought after cul-de-sac, just outside Kimberley Town Centre, the fantastic opportunity to acquire this well presented and deceptively spacious 4 bedroom family home. The property in brief comprises to the ground floor; entrance porch, hall, downstairs w/c, lounge, dining room, kitchen and conservatory, also to the ground floor one of the garages has been converted in to a study/home office with the other garage still being used as a garage. To the first floor a gallery landing providing access to four generous bedrooms, four bedrooms and the primary bedroom benefiting with a three piece en suite. To the outside the front garden provides off road parking for several vehicles and gives access to the garage. To the rear is a very private enclosed garden with a large patio, lawn, decked area, several flower beds and well established trees. The property also benefits from owned solar panels which also generate income as well as providing free electricity and hot water, resulting in a very low energy bills. Wentworth Court is located just off Eastwood Road and, less than half a mile from the shops and amenities of Kimberley Town Centre. There is a bus stop just 70 yards from the property, served by Trent Barton, with regular services to Nottingham City Centre amongst other destinations. The A610 is just a short drive away which leads to Junction 26 of the M1. We're confident this will tick so many boxes for families looking for a long term home.

#### Ground Floor

##### Porch

Composite entrance door to the front, door to the entrance hall and home office.

##### Home Office

4.5m x 2.51m (14' 9" x 8' 3") UPVC double glazed window to the front and door to the garage.

##### Entrance Hall

Stairs to the first floor, radiator and doors to the lounge, breakfast kitchen & WC.

##### WC

WC, wall mounted sink, radiator and obscured uPVC double glazed window to the front.

##### Lounge

4.89m x 3.77m (16' 1" x 12' 4") UPVC double glazed sliding patio doors to the rear garden, radiator and inset multi fuel burner. Open to the dining room.

##### Dining Room

3.44m x 2.55m (11' 3" x 8' 4") UPVC double glazed French doors leading to the rear garden and radiator.

##### Breakfast Kitchen

4.58m x 2.54m (15' 0" x 8' 4") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, radiator, tiled flooring, uPVC double glazed window to the front, breakfast bar and door to the side.

##### Conservatory

4.5m x 2.51m (14' 9" x 8' 3") Brick & uPVC double glazed construction, lino flooring and uPVC double glazed French doors leading to the rear garden.

#### First Floor

##### Landing

UPVC double glazed window to the side, airing cupboard, access to the attic and doors to all bedrooms and bathroom.

##### Primary Bedroom

4.08m x 2.59m (13' 5" x 8' 6") UPVC double glazed window to the rear, radiator and door to the en suite.

##### En Suite

3 piece suite in white comprising WC, wall mounted sink and shower cubicle. Radiator and obscured uPVC double glazed window to the side.

##### Bedroom 2

3.4m x 2.96m (11' 2" x 9' 9") UPVC double glazed window to the rear and radiator.

##### Bedroom 3

4.15m (3.04) x 2.77m (13' 7" x 9' 1") UPVC double glazed window to the front and radiator.

##### Bedroom 4

2.53m x 2.13m (8' 4" x 7' 0") UPVC double glazed window to the front and radiator.

##### Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath with shower over. Obscured uPVC double glazed window to the front and radiator.

##### Outside

To the front of the property are gravel beds. A tarmac driveway provides ample off road parking and leads to the integral garage. The rear garden offers a good level of privacy and comprises a paved patio, timber decking seating area, turfed lawn, timber built shed & summer house and is enclosed by timber fencing to the perimeter with gated access to the side.