

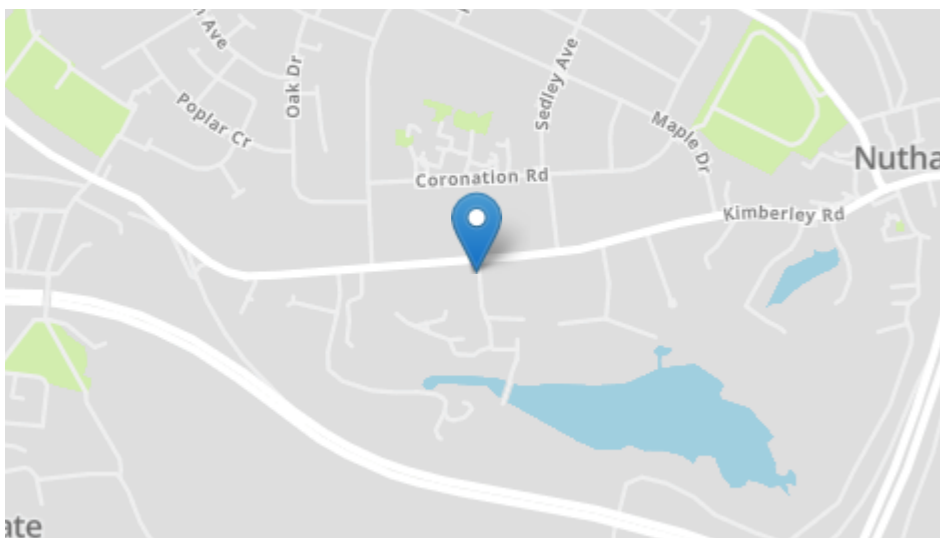
Kimberley Road, Nuthall, NG16 1DD

Offers Over £500,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Extended 3 Storey Detached House
- 5 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Downstairs WC & Utility Room
- Fully Refurbished
- Walking Distance To Kimberley Town Centre
- Favoured School Catchments
- No Upward Chain

Our Seller says....

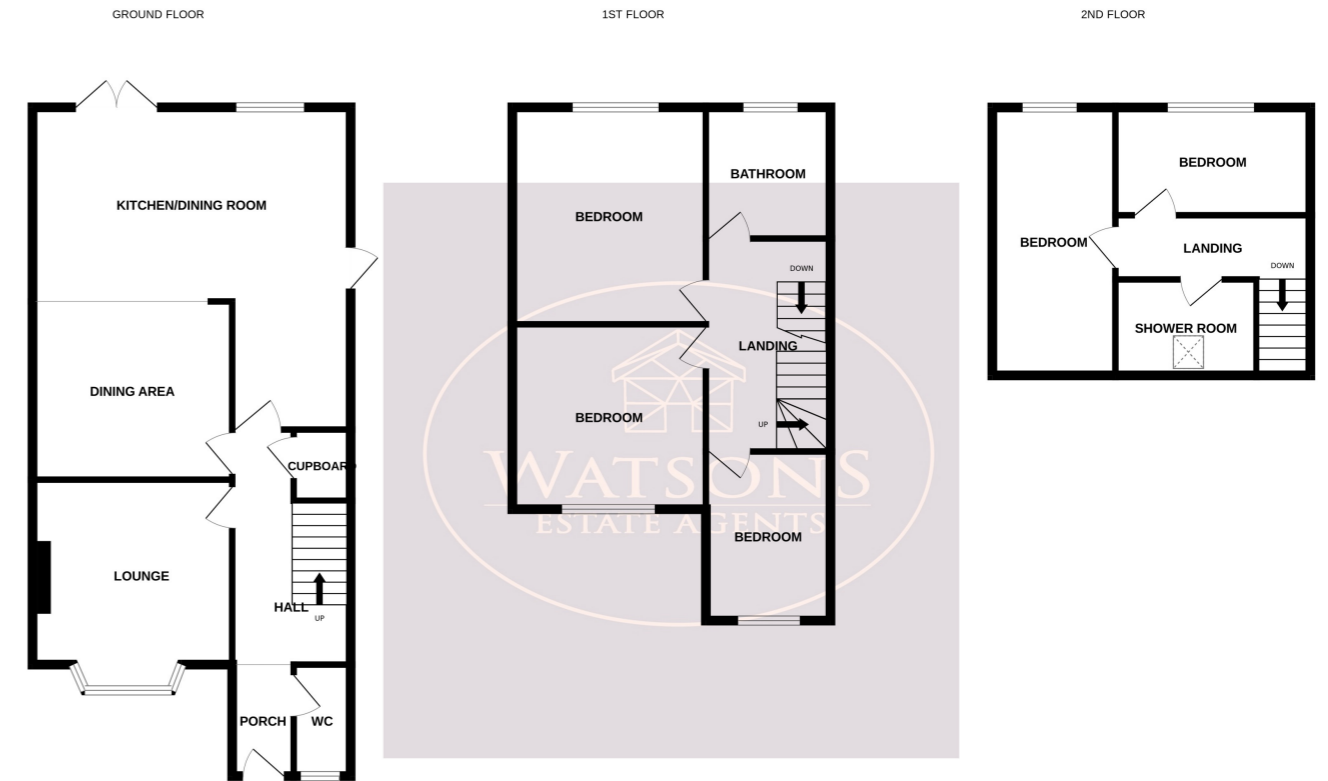
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27532599

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



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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*** JUST WOW! *** This detached property comes with NO UPWARD CHAIN and sits in a particularly desirable part of Nuthall, just half a mile from Kimberley town Centre. It has been extended & converted, recently undergoing extensive refurbishment to provide what can only be described as the perfect family home. The accommodation comprises in brief; entrance porch, hallway, WC, lounge with bay window to the front, open plan dining kitchen with further dining area at ground level. On the first floor, the landing gives access to bedrooms 1, 2 & 5 as well as one of two family bathrooms, whilst bedrooms 3 & 4 are on the 2nd floor along with the other bathroom. Outside, to the front of the property, a block paved driveway provides lots of off street parking, secured by double gates and a walled perimeter. The lawned rear garden is a good size and the south facing aspect means it enjoys more of the Summer sun. Double gates accessed from Atkinson gardens lead directly into the rear garden providing the potential to erect a garage (STPP) or create further parking. A wide range of shops, cafes, pubs and public services including a recreation park, dentist & doctors surgery are all within walking distance and there is excellent transport links with a regular bus service, tram park & ride nearby as well as easy access to the M1 motorway. Favoured schools are also within walking distance. Call our sales team now to arrange a viewing.

Ground Floor

Porch

Door to the entrance hall and WC.

WC

Concealed cistern WC, vanity sink unit, heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the front.

Entrance Hall

Composite entrance door to the front, stairs to the first floor, under stairs storage housing the combination boiler, porcelain tiled flooring with under floor heating and doors to the lounge, dining room and kitchen diner.

Lounge

3.67m x 3.65m into the bay (12' 0" x 12' 0") UPVC double glazed bay window to front, ceiling spotlights and radiator.

Dining Area

3.96m x 3.66m (13' 0" x 12' 0") Ceiling spotlights, wall mounted TV point, tiled flooring with underfloor heating and open to the kitchen diner.

Kitchen Diner

5.98m x 2.96m (19' 7" x 9' 9") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer. Integrated appliances to include, electric oven & hob with extractor over and dishwasher. Ceiling spotlights, radiator, porcelain tiled flooring with under floor heating, breakfast bar. UPVC double glazed window to the rear, French doors to the rear garden and door to the side. Open to the dining area.

Utility Room

2.7m x 1.95m (8' 10" x 6' 5") Porcelain tiled flooring with underfloor heating, ceiling spotlights, radiator, plumbing for washing machine, plumbing and wiring for an American style fridge freezer.

First Floor

Landing

Radiator, ceiling spotlights and doors to bedrooms 1, 2 & 5 and bathroom. Stairs to the second floor.

Bedroom 1

4.0m x 3.78m (13' 1" x 12' 5") UPVC double glazed window to the rear, ceiling spotlights and radiator.

Bedroom 2

3.65m x 3.06m (12' 1" x 9' 11") UPVC double glazed window to the front, ceiling spotlights and radiator.

Bedroom 5

2.37m x 2.26m (7' 9" x 7' 5") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising concealed cistern WC, vanity sink unit and bath with mains fed dual rainfall effect shower over. Obscured uPVC double glazed window to the rear, auto spotlights and extractor fan.

Second Floor

Landing

Radiator, ceiling spotlights and doors to bedrooms 3 & 4 and 2nd bathroom.

Bedroom 3

3.61m x 2.02m (11' 10" x 6' 8") UPVC double glazed window to the rear, ceiling spotlights and radiator.

Bedroom 4

5.05m x 2.13m (16' 7" x 7' 0") UPVC double glazed window to the rear, radiator and ceiling spotlights.

Bathroom 2

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with mains fed dual rainfall effect shower over. Velux window, heated towel rail, auto ceiling spotlights and extractor fan.

Outside

To the front of the property is a paved driveway which is enclosed by stone wall and wooden gates. The rear garden offers a good level of privacy and comprises a paved patio, lawned garden, flower bed borders with a range of plants & shrubs and is enclosed by timber fencing to the perimeter with gated access to the side.