

Park Avenue, Kimberley, NG16 2PW

£280,000



Park Avenue, Kimberley, NG16 2PW

£280,000



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | <b>84</b> |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | <b>58</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 |           |



- Extended Semi Detached Home
- 4 Bedrooms
- Generous Dining Kitchen
- Downstairs WC & Utility Room
- Private Rear Garden With Views
- Driveway
- Popular Residential Location
- Favoured School Catchments

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 - 27343615

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





\*\*\* MORE THAN MEETS THE EYE! \*\*\* This amazing semi sits on a quiet cul-de-sac in the popular Swingate area of Kimberley. EXTENDED to provide 4 bedrooms, generous open plan kitchen, utility & downstairs wc, it gives much more than you might expect. In brief, the accommodation comprises: entrance hall, lounge, inner hall to utility/wc, dining kitchen, study/bedroom 4, upstairs landing to the 4 bedrooms and family bathroom. Outside, there is a great lawned garden to the rear which enjoys a high level of privacy and is very easy maintenance with artificial lawn - perfect for Summer socialising. The quiet location gives the best of both worlds with a park and beautiful countryside nearby, but also easy access to a wealth of amenities in Kimberley Town Centre, whilst families will appreciate the favoured school catchments. Call our sales team now to arrange a viewing.

## Ground Floor

### Entrance Hall

Composite entrance door to the front, stairs to the first floor, radiator and door to the lounge.

### Lounge

6.83m into the bay x 4.41m (22' 5" x 14' 6") UPVC double glazed bay window to the front, solid wood feature TV wall, 2 radiators and door to the inner hall.

### Inner Hall

Door to the WC/Utility room. Open to the dining kitchen.

### WC/Utility

WC, vanity sink unit, plumbing for washing machine, obscured uPVC double glazed window to the side and radiator.

### Dining Kitchen

5.59m x 5.01m (18' 4" x 16' 5") A range of matching high gloss wall & base units, integrated appliances to include: waist height oven, grill & microwave, 90cm induction hob, dishwasher and wine cooler. L shaped central island offering further storage space with integrated sink & drainer unit with flexi tap. Ceiling spotlights, feature lights, tiled flooring with under floor heating, 2 velux windows, 2 hardwired ethernet points, radiator and French doors leading to the rear garden, stable door to the side and open to bedroom 4/study.

### Bedroom 4/Study

4.07m x 1.91m (13' 4" x 6' 3") Obscured uPVC double glazed window to the side, wood effect laminate flooring and radiator.



While 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. Made with Metropix 02/24

## First Floor

### Landing

Access to the attic (with power), radiator and doors to bedrooms 1, 2 & 3 and bathroom.

### Bedroom 1

4.46m x 3.05m (14' 8" x 10' 0") UPVC double glazed window to the front, built in wardrobe and radiator.

### Bedroom 2

3.28m x 2.59m (10' 9" x 8' 6") UPVC double glazed window to the rear, radiator and airing cupboard housing the combination boiler.

### Bedroom 3

3.23m x 2.38m (10' 7" x 7' 10") UPVC double glazed window to the rear and radiator.

### Bathroom

3 piece suite in white comprising WC, floating vanity sink unit and walk in shower with dual rainfall effect shower. Chrome heated towel rail, obscured uPVC double glazed window to the side, ceiling spotlights and extractor fan.

## Outside

To the front of the property is a tarmac driveway providing ample off road parking. The rear garden offers a good level of privacy with open views and comprises a paved patio, artificial lawn, covered pergola, flower bed borders with a range of plants & shrubs, timber built shed and outhouse measuring 6.06m x 3.92m with power. The garden is enclosed by timber fencing to the perimeter with gated access to the side.