

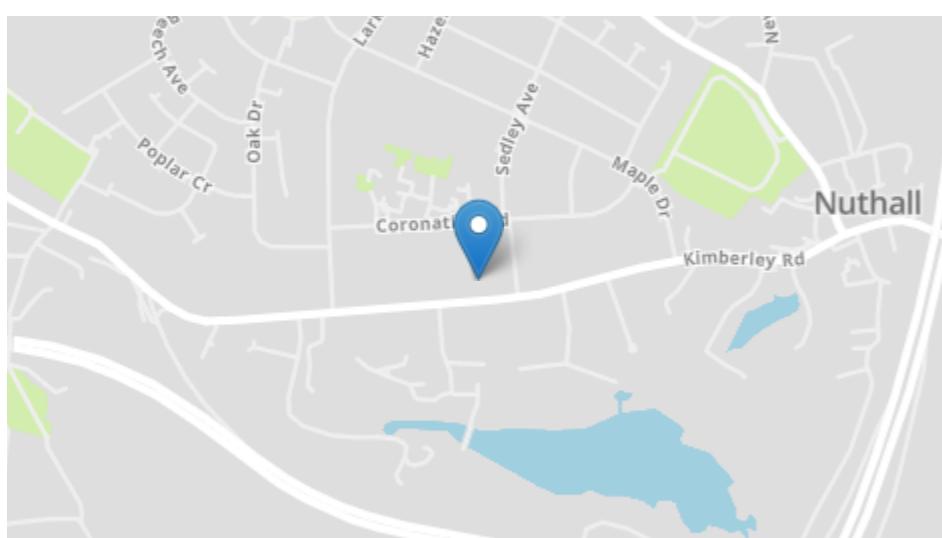
Kimberley Road, Nuthall, NG16 1DF

£250,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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](mailto:mail@watsons-residential.co.uk)

Ref - 29236575

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  
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8am-8pm - 7days

- Traditional Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Modern Fitted Kitchen
- Off Road Parking
- Mature Private Rear Garden
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Character & Charm Throughout

Our Seller says....



\*\*\* SUPERB SEMI \*\*\* This is one of those superb semis you see set back from Kimberley Road close to the Nuthall/Kimberley border. With easy access to amenities including favoured schools, & excellent transport links, we recommend viewing without delay. Retaining character as well as the modern functionality, the accommodation comprises: entrance hall, lounge, dining room, kitchen, upstairs landing to the 3 bedrooms and family bathroom. Outside, the landscaped rear garden is a particularly appealing aspect of this home, enjoying a high level of privacy, whilst the driveway to the front provides good off street parking. Call Watsons on 01159385577 (option 1) to arrange a viewing.

## Ground Floor

### Entrance Hall

Solid wood entrance door with feature stained glass windows to the side, stairs to the first floor and doors to the lounge and dining room.

### Lounge

4.05m into the bay x 3.91m (13' 3" x 12' 10") UPVC double glazed bay window to the front, original solid wood fire place with traditional tiling, cupboard housing the utility meters and radiator.

### Dining Room

3.92m x 3.35m (12' 10" x 11' 0") UPVC double glazed window the rear, single glazed wooden window to the side, real flame gas fire with wooden fire place surround, radiator and door to the kitchen.

### Kitchen

5.59m x 1.93m (18' 4" x 6' 4") A range of matching high gloss wall & base units, granite work surfaces incorporating an inset stainless steel sink & drainer unit with flexi tap. Integrated appliances to include: electric oven & gas hob and washing machine. Quarry tiled flooring, radiator, uPVC double glazed window to the side and French doors to the rear garden.

### First Floor

### Landing

Access to the attic and doors to all bedrooms and bathroom.

### Bedroom 1

3.92m x 3.21m (12' 10" x 10' 6") UPVC double glazed window to the front, radiator and traditional fire place.

### Bedroom 2



Whilst every effort 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 errors, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any third party. The plan is not to scale. The rooms have not been measured and therefore no guarantee can be given as to their operability or efficiency can be given.  
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### Bedroom 3

3.56m x 2.0m (11' 8" x 6' 7") UPVC double glazed window to the rear, wall mounted Worcester Bosch combination boiler and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Obscured uPVC double glazed window to the side and ceiling spotlights.

### Outside

To the front of a property is a turfed lawn and flower bed borders with a range of shrubs. A concrete driveway provides off road parking. The rear garden offers a good level of privacy and comprises a paved patio seating area, timber built shed, turfed lawn, flower bed borders with a range of mature plants shrubs and is enclosed by timber fencing to the perimeter with gated access to the side.

### Agents Note

The seller has provided us with the following information: the boiler is located in the back bedroom and is 13 years old. It was last serviced in 2024.