

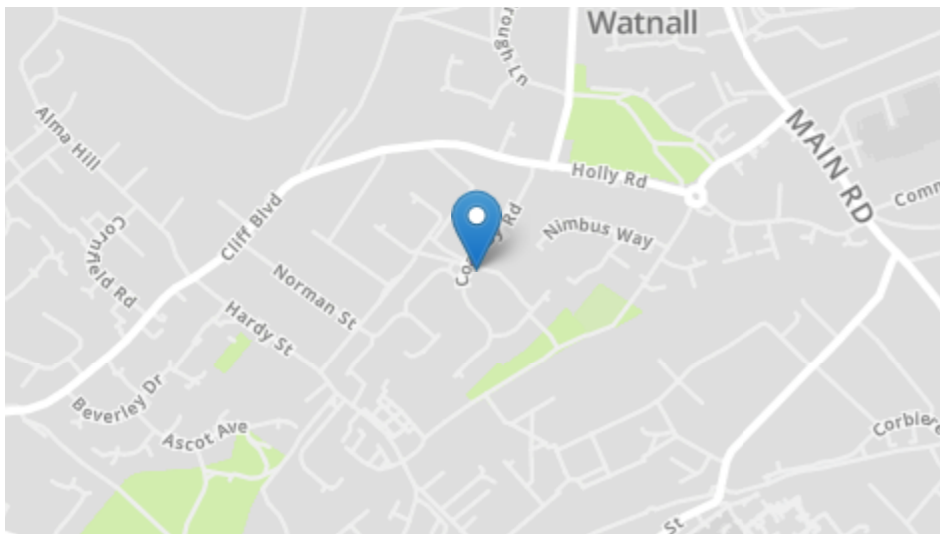
Coatsby Road, Kimberley, Nottingham, NG16 2TG

Guide Price £400,000



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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 - 26964821



Our Seller says....

- Detached Family Home
- 4 Bedrooms
- Multiple Reception Rooms
- Downstairs WC
- Driveway & Double Garage
- Popular Residential Location
- Walking Distance To Kimberley Town Centre
- Close to Schools & Amenities
- Planning Permission Granted for a First Floor Side Extension

40 Main Street, Kimberley, NG16 2LY

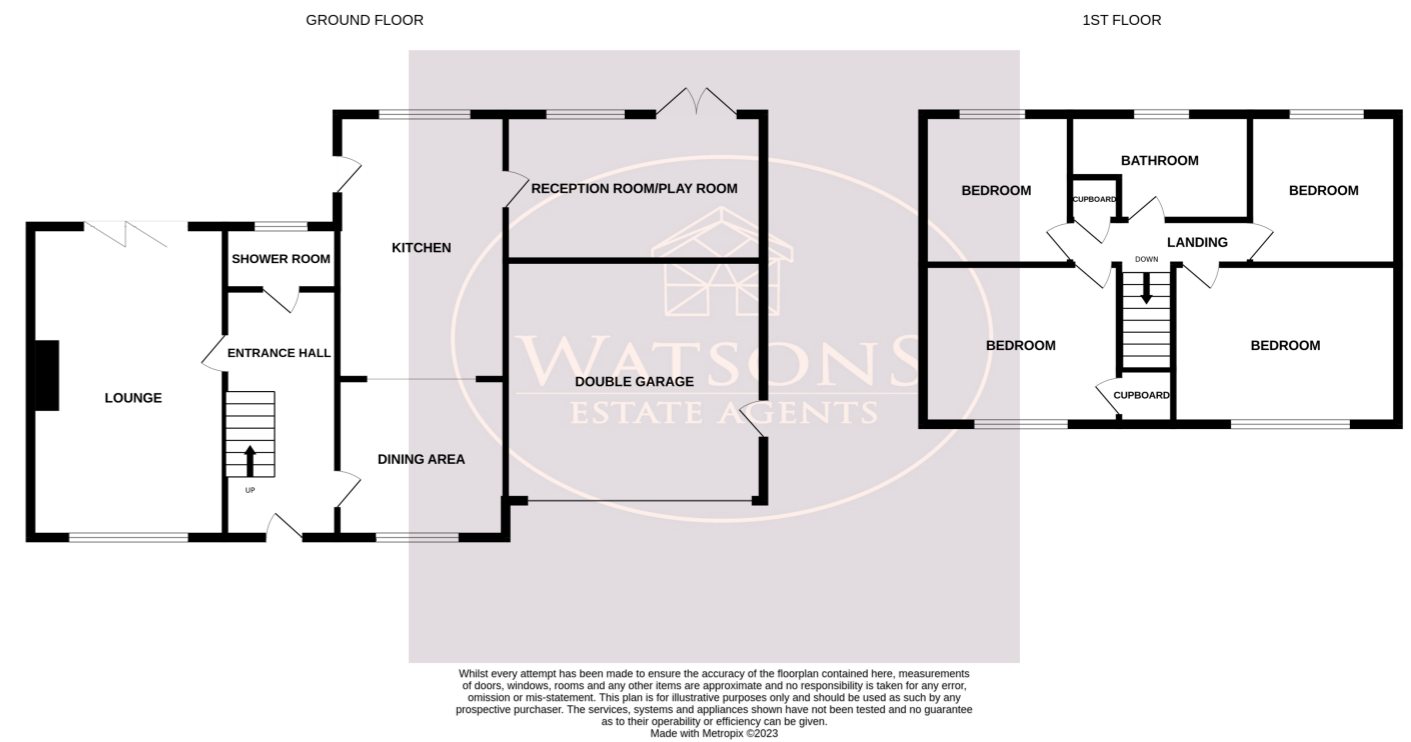
www.watsons-residential.co.uk

0115 938 5577

8am-8pm - 7days

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.





*** GUIDE PRICE £400,000 - £425,000 *** GREAT FAMILY HOME IN A GREAT LOCATION *** This superb detached home on the Kimberley/Watnall border offers a good amount of space and a range of benefits. Ideally suiting families, the property is well presented throughout and comprises in brief: entrance hall, WC, lounge, family room, open plan kitchen & dining area. On the first floor, the landing gives access to the 4 bedrooms and family bathroom which is fitted with a modern 4 piece suite. Outside, the rear garden offers a good level of privacy and consists of a paved patio and lawn secured by timber fencing which has gated access to both sides of the property. To the front of the property is a concrete driveway providing off road parking & leading to a double garage with light & power. In February 2021, planning permission was granted for a first floor extension over the existing garage which would provide a large primary bedroom with en suite facilities. Viewing is recommended to appreciate the prime position of this family home as well as the quality accommodation on offer. Call Watsons to book your appointment.

Ground Floor

Entrance

UPVC double glazed entrance door, lead lined obscured stained glass window, stairs to the first floor, solid wood flooring, radiator. Doors to the WC, lounge & dining area.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower. Obscured uPVC double glazed window to the rear, tiled flooring, ceiling spotlights.

Lounge

5.85m x 3.57m (19' 2" x 11' 9") UPVC double glazed bay window to the front, Inglenook fireplace with multi fuel burner, solid wood flooring, radiator & bi-folding doors to the rear garden.

Dining Area

2.96m x 3.13m (9' 9" x 10' 3") UPVC double glazed window to the front, solid wood flooring, radiator and opening into the kitchen.

Kitchen

4.94m x 3.12m (16' 2" x 10' 3") A range of matching shaker style wall & base units, quartz work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit, integrated chest height oven & gas hob with extractor over & inset gas hob. Plumbing for washing machine & dishwasher, space for tumble dryer & space for American style fridge freezer. UPVC double glazed window to the rear, ceiling spotlights, door to the rear garden & door to the family room.

Family Room

4.81m x 2.69m (15' 9" x 8' 10") UPVC double glazed window to the rear, french doors to the rear garden, ceiling spotlights, & radiator.

First Floor

Landing

Storage cupboard, loft access & doors to all bedrooms & bathroom.

Bedroom 1

4.28m x 2.99m (14' 1" x 9' 10") UPVC double glazed window to the front, radiator.

Bedroom 2

3.56m x 3.02m (11' 8" x 9' 11") UPVC double glazed window to the front, storage cupboard, radiator.

Bedroom 3

2.69m x 2.54m (8' 10" x 8' 4") UPVC double glazed window to the rear, radiator.

Bedroom 4

2.73m x 2.69m (8' 11" x 8' 10") UPVC double glazed window to the rear, radiator.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath & shower cubicle. Ceiling spotlights, chrome heated towel rail, extractor fan, tiled flooring & obscured uPVC double glazed window to the rear.

Outside

The rear garden offers a good level of privacy and comprises of a paved patio, lawn, pond area & gravel bed borders. To the front of the property a driveway provides off road parking & leads to a double garage with up & over door, light & power.

Agents Note

Full details of the planning application can be found using the following link. <https://planning.broxtowe.gov.uk/ApplicationDetail?RefVal=20%2F00785%2FFUL>