

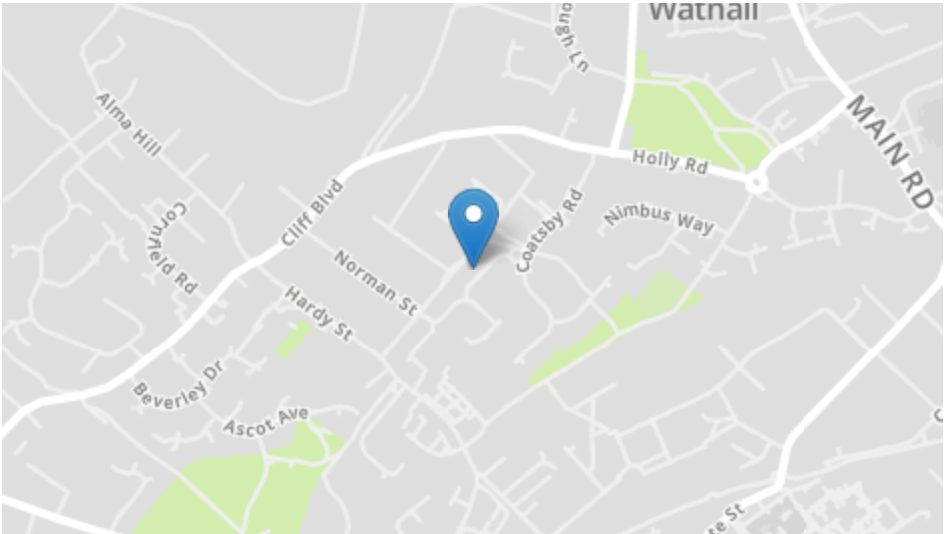
Tiptree Close, Kimberley, NG16 2TQ

Offers Over £280,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Detached Family Home
- 3 Bedrooms
- Generous Lounge Diner
- Modern Fitted Kitchen
- Conservatory
- Driveway & Garage
- Cul De Sac Location
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links

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 - 28854593

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



WHAT YOU SEE IS JUST THE 'TIP' OF THE ICEBERG A superb, extended and much improved three bedroom detached family home in this sought after cul-de-sac in Kimberley. With a generous lounge/diner, conservatory, driveway, garage and private rear garden. Briefly comprising; entrance hallway, lounge/diner, dining kitchen, conservatory. To the first floor, three bedrooms and bathroom. Outside, driveway and garage to the front, and private enclosed garden to the rear. Located in a quiet cul-de-sac in close proximity to Kimberley town centre, nearby amenities include shops, a supermarket, cafe's and sought after schools. There are excellent surrounding road links giving easy access to Nottingham and the nearby villages. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor with glass balustrades, radiator and solid wood door to the lounge diner. Karndean luxury vinyl flooring tiles.

Lounge Diner

7.98m x 3.93m (26' 2" x 12' 11") UPVC double glazed bay window to the front with integrated shutter blinds, radiator, Karndean luxury vinyl flooring tiles and solid wood door to the dining kitchen. Sliding patio doors to the rear garden with integrated shutter blinds.

Dining Kitchen

4.89m x 3.24m (16' 1" x 10' 8") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven & induction hob with extractor over, washing machine, dishwasher and wine cooler. Breakfast bar, plumbing and wiring for an American style fridge freezer, luxury vinyl flooring, radiator, solid wood door to the cupboard, uPVC double glazed window to the rear and door to the conservatory and solid wood door to the garage.

Conservatory

2.71m x 2.56m (8' 11" x 8' 5") Brick & uPVC double glazed construction, radiator and door to the rear garden. Karndean luxury vinyl flooring tiles.

First Floor

Landing

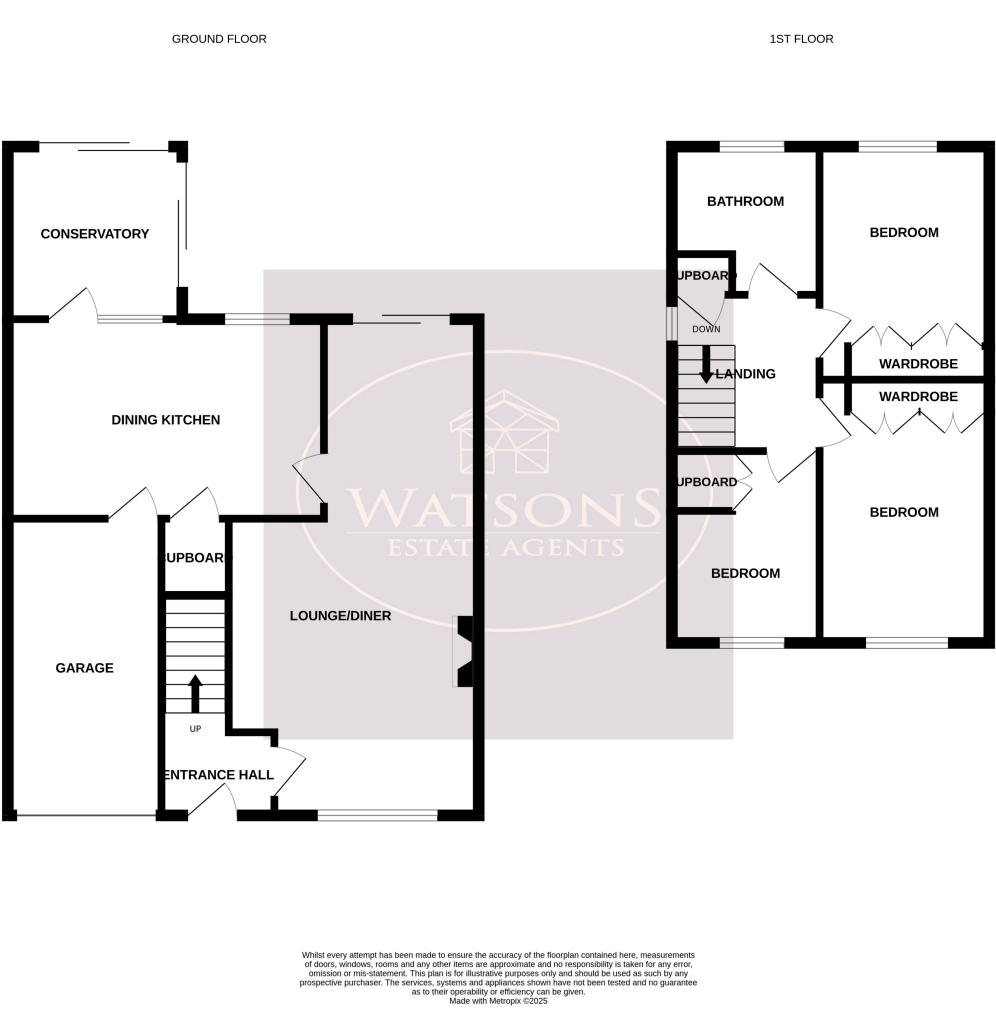
UPVC double glazed window to the side, airing cupboard housing the combination boiler, access to the attic (partly boarded) and doors to all bedrooms and bathroom. Door to the storage cupboard.

Bedroom 1

4.1m x 2.65m (13' 5" x 8' 8") UPVC double glazed window to the front with integrated shutter blinds, ceiling spotlights, fitted wardrobes, wood effect laminate flooring and radiator.

Bedroom 2

3.81m x 2.59m (12' 6" x 8' 6") UPVC double glazed window to the rear, fitted wardrobe, wood effect laminate flooring and radiator.



Bedroom 3

3.01m x 2.14m (9' 11" x 7' 0") UPVC double glazed window to the front with integrated shutter blinds, storage cupboard, wood effect laminate flooring and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and corner Whirlpool bath with electric shower over. Chrome heated towel rail and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn and flower bed borders. A concrete driveway provides off road parking leading to the single garage with electric roll up door and power. The rear garden offers a good level of privacy and comprises a paved patio seating area, picket fence giving access to the turfed lawn, gravel beds, flower bed borders with a range of mature plants & shrubs and is enclosed by timber fencing to the perimeter.