

Swingate, Kimberley, NG16 2PH

Offers Over £210,000



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want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
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Ref - 28395794

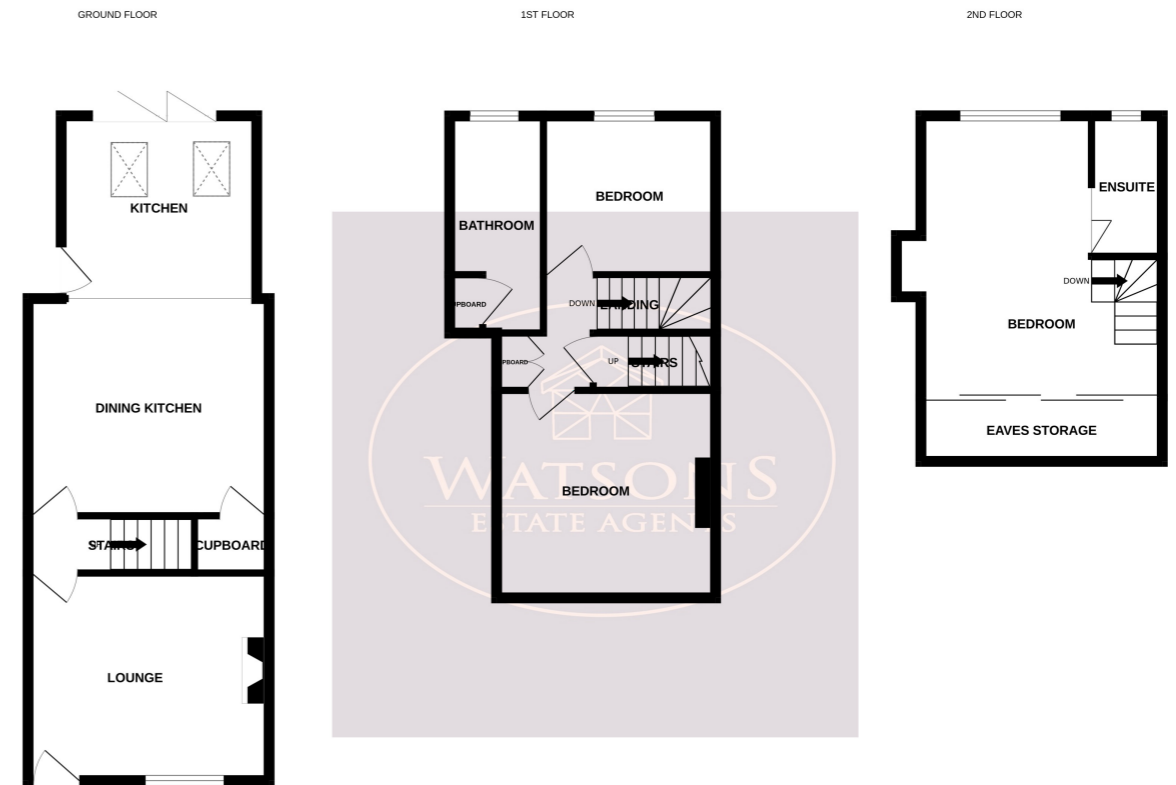
- Extended 3 Storey Semi Detached Victorian House
 - 3 Bedrooms
 - Generous Modern Dining Kitchen
 - En Suite & Family Bathroom
 - West Facing Rear Garden
 - Excellent Road & Public Transport Links
 - Walking Distance To Kimberley Town Centre
 - Character Features Throughout
- Our Seller says....

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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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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*** MORE THAN MEETS THE EYE! *** We would urge you to take a closer look at this 3 bed semi which sits in a prime position within walking distance of Kimberley Town Centre. EXTENDED & converted to provide a deceptive amount of space, just take a look at the photos & floor plan! The accommodation has been maintained and presented in keeping with the character of the property, making it a much loved long term home for the current owners, comprising: a cosy lounge with multi fuel burner making this a lovely room to enjoy the cosy winter nights. The cottage feel continues when you walk through the open plan dining kitchen with shaker style units, with a central island and plenty of space for a dining table too. With tri-fold doors leading out to a west-facing rear garden, this is excellent space for summer entertaining. The first floor landing leads to bedrooms 2 & 3 (both double) and family bathroom including high flush cistern to keep the traditional feel, then up to landing 2 which has useful additional storage space and access to the generous primary bedroom with en suite facilities to complete what is a lot of space for this price point. Families have the best of both worlds with the convenience of favoured school catchments and a wide range of shops within walking distance, as well as the most beautiful countryside on the doorstep. This is a great chance for those with limited budgets to get good space (inside & out) in a great location. Call us now to arrange a viewing.

Ground Floor

Lounge

3.88m x 3.37m (12' 9" x 11' 1") Wooden door to the front, Inglenook fireplace with inset multi fuel burner, traditional radiator and ceiling spotlights. Door to the dining kitchen.

Dining Kitchen

6.52m x 3.83m (21' 5" x 12' 7") A range of matching solid wood wall & base units, solid wood work surfaces. Central island offering further storage space and housing a Belfast sink and integrated dishwasher. Integrated appliances to include: waist height double electric oven and NEFF electric hob and fridge freezer. Solid wooden flooring, under stairs storage, 2 velux window, vertical radiator, ceiling spotlights, composite door to the side, door to the lobby. Aluminium tri folding doors to the rear garden.

Rear Lobby

Stairs to the first floor and radiator.

First Floor

Landing

2 storage cupboards, doors to bedrooms 2 & 3 and family bathroom. Door to the stairs to the primary bedroom.

Bedroom 2

3.84m x 3.32m (12' 7" x 10' 11") UPVC double glazed window to the front and radiator.

Bedroom 3

2.91m x 2.57m (9' 7" x 8' 5") UPVC double glazed window to the rear, radiator and built in wardrobe housing the Worcester Bosch combination boiler.

Bathroom

Traditional style 3 piece suite comprising high flush WC, pedestal sink unit and free standing roll top bath with mains fed shower over. Chrome heated towel rail, ceiling spotlights and built in storage cupboard.

Second Floor

Primary Bedroom

4.51m x 3.92m (2.52m min) (14' 10" x 12' 10") UPVC double glazed window to the rear, radiator, eaves storage and door to the en suite.

En Suite

3 piece suite comprising WC, wall mounted sink and shower cubicle with mains feds shower over. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

The West facing rear garden comprises a paved patio, generous lawn, flower bed borders with a range of plants & shrubs and is enclosed by timber fencing to the perimeter with gated access to the side alley.