

Station Road, Kimberley, NG16 2NR

£280,000



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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 - 28341590

Our Seller says....

- Semi Detached Victorian Cottage
- 3 Bedrooms
- 2 Reception Rooms
- Conservatory
- Off Road Parking
- South West Facing Rear Garden
- Character Features Throughout
- Walking Distance To Kimberley Town Centre
- No Upward Chain

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



*** THE ONE YOU'VE ALWAYS DREAMED ABOUT! *** This is one of those homes which may have caught your eye as you walk past. Inside does not disappoint, with a non typical configuration and genuine character - and in the heart of Kimberley! The accommodation has been lovingly and meticulously maintained, comprising in brief: entrance hall, dining room, lounge, kitchen and a conservatory which has been more recently constructed for additional downstairs space. Upstairs, the landing leads to 3 good size bedrooms and a superb family bathroom with 4 piece suite. Despite being just a short walk from Kimberley Town Centre, the elevated position means there are some lovely open views to the rear, without the maintenance of a large garden. A driveway to the front provides off street parking and also a brick built outbuilding for further useful storage space. We feel this would be ideal for small families or those looking to down-size, with easy access to all the shops & amenities including favoured schools, as well as excellent transport links with bus, tram and M1 motorway all nearby too. We recommend viewing this one in person to really get a feel for it, but be careful - you may just fall in love! Call our sales team now to arrange an appointment.

Ground Floor

Entrance Hall

Wooden entrance door to the side, built in storage cupboard/cloakroom and door to the dining room.

Dining Room

3.77m x 3.2m (12' 4" x 10' 6") Feature ceiling beams, traditional radiator, Parquet tiled flooring, brick built fire place, door to the kitchen, French doors to the lounge and French doors to the conservatory.

Lounge

5.41m x 3.73m (17' 9" x 12' 3") Exposed brick chimney breast with inset gas multi fuel burner, traditional radiator, stairs to the first floor, under stairs storage and feature ceiling beams.

Kitchen

3.76m x 1.96m (12' 4" x 6' 5") A range of matching high gloss wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Electric oven & gas hob with extractor over. Plumbing for washing machine, tiled flooring and traditional radiator.

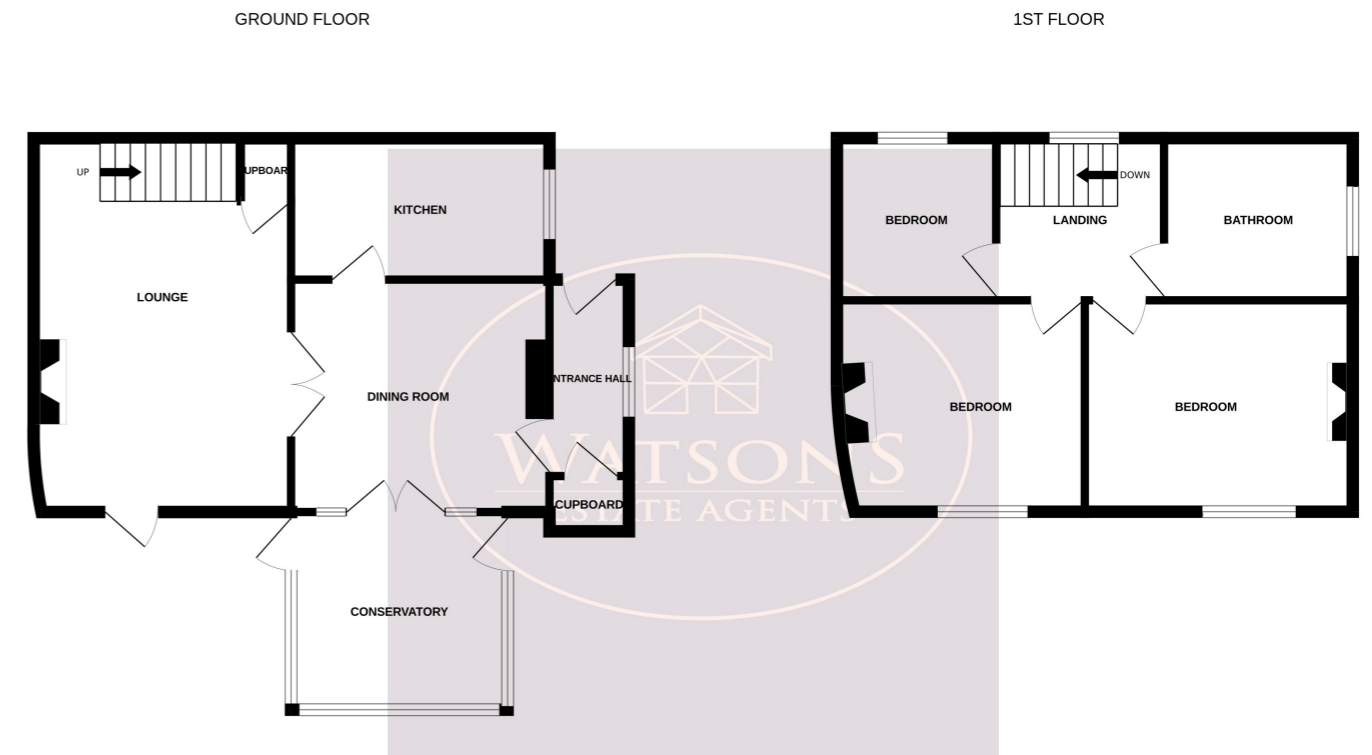
Conservatory

3.04m x 2.75m (10' 0" x 9' 0") Brick & uPVC double glazed construction, glass roof, wood effect laminate flooring, traditional radiator and doors to both sides.

First Floor

Landing

UPVC double glazed window to the front, access to the attic and doors to all bedrooms and bathroom.



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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Bedroom 1

4.01m x 3.18m (13' 2" x 10' 5") UPVC double glazed window to the rear and traditional radiator.

Bedroom 2

3.46m x 3.18m (11' 4" x 10' 5") UPVC double glazed window to the rear, traditional radiator, traditional fire place, built in storage cupboard housing the Worcester Bosch combination boiler.

Bedroom 3

2.34m x 2.3m (7' 8" x 7' 7") UPVC double glazed window to the front, traditional radiator.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, freestanding bath and shower cubicle with mains fed dual rainfall effect shower over. Chrome heated towel rail, ceiling spotlights, extractor fan, exposed wooden flooring and obscured uPVC double glazed window to the rear.

Outside

Running alongside the property, a prescrete driveway provides off road parking and gives access to the brick built outhouse measuring 3.69m x 1.42m. The driveway is enclosed by traditional brickwork and is secured by wrought iron gates to the front. The South West facing rear garden offers a good level of privacy and comprises a gravel patio seating area and flower bed borders with a range of mature plants & shrubs.