

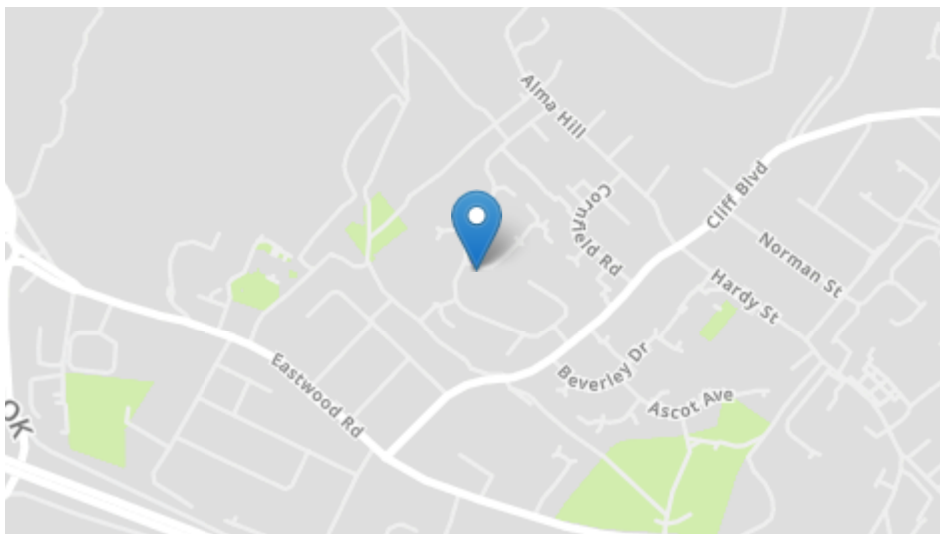
Stocks Road, Kimberley, NG16 2QF

Offer Over £350,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	80
(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 Double Bedrooms
- Downstairs WC & Utility Room
- Garden Room
- Driveway & Garage
- Private South Facing Garden
- Favoured School Catchment
- Short Drive To Kimberley Town Centre

Our Seller says....

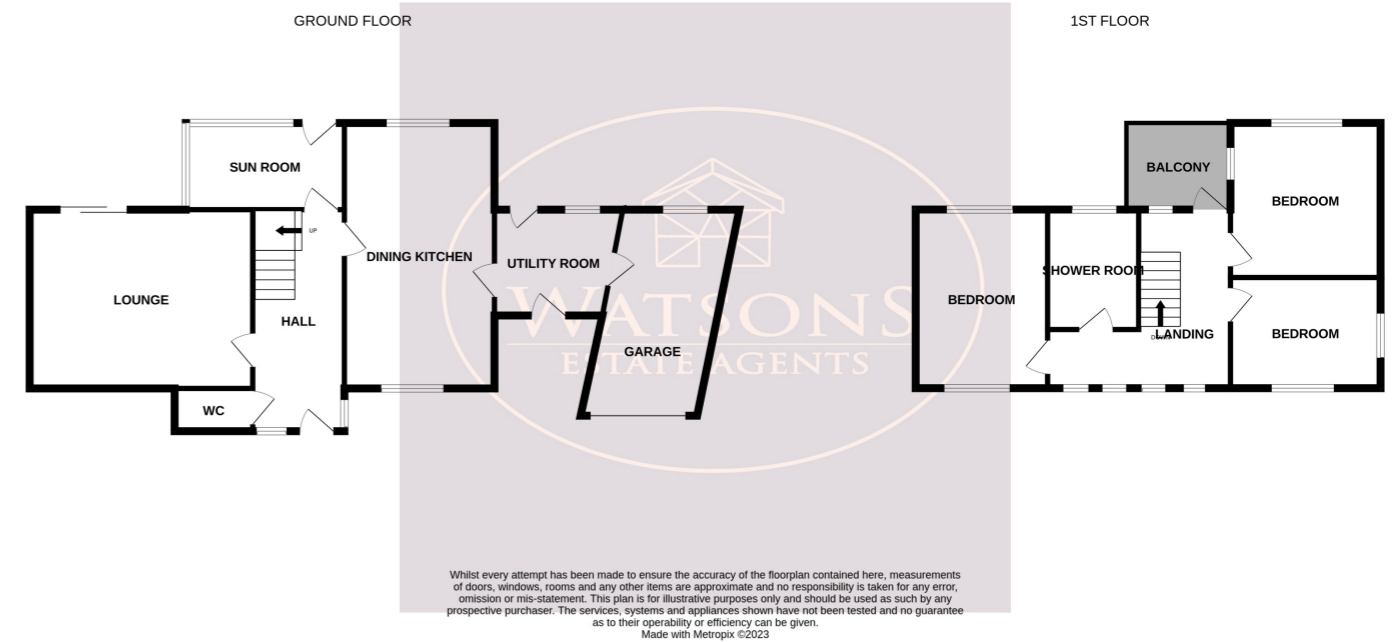
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 25865305

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



*** FAMILY FAVOURITE *** This 3 bedroom detached property sits at the end of a small quiet cul-de-sac in a great area of Kimberley that's popular with families. Offering more space than a typical 3 bedroom property and with favoured school catchments and the potential to improve, it's certainly worth adding this property to your viewing list. In brief, the ground floor accommodation comprises: entrance hall, lounge, sun room, dining kitchen, utility room and WC. On the first floor, the landing leads to three DOUBLE bedrooms, a shower room and a balcony over looking the rear garden. A driveway to the front provides ample off road parking and leads to a single garage. To the rear of the property, there is an enclosed garden which is mainly lawned with a patio area and mature plant and shrub borders. The rear garden offers an excellent level of privacy and being generous in size, provides the potential to extend the property. (Subject to planning). Whilst quiet, this location is within walking distance of schools and Kimberley Town Centre, where there is a wide range public services, shops, amenities and transport links. Call our sales team for more information or to book a viewing.

Ground Floor

Entrance Hall

Entrance door, radiator, stairs to the first floor and doors to the lounge, dining kitchen, WC and sun room.

WC

WC, wall mounted sink, obscured uPVC double glazed window to the side and radiator.

Lounge

5.15m x 3.91m (16' 11" x 12' 10") Wooden double glazed window to the front, radiator, real flame gas fire with brick built fire place and uPVC double glazed sliding doors to the rear garden.

Dining Kitchen

6.1m x 3.51m (20' 0" x 11' 6") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: waist height electric oven, gas hob with extractor over and fridge freezer. Tiled flooring, radiator, uPVC double glazed window to the front and door to the utility room.

Utility Room

3.62m (2.65m min) x 2.6m (11' 11" x 8' 6") Matching wall and base units with inset stainless steel sink & drainer unit. Integrated washing machine, radiator, wall mounted boiler, wooden double glazed window to the rear. Doors leading to the garage, driveway & rear garden.

Sun Room

3.64m x 1.58m (11' 11" x 5' 2") Wood and uPVC double glazed windows to the front, side & rear.

First Floor

Landing

4 arched windows to the front, radiator, door to the balcony and doors to all bedrooms and bathroom.

Bedroom 1

3.9m x 2.92m (12' 10" x 9' 7") Wooden double glazed windows to the front & rear and radiator.

Bedroom 2

3.41m x 3.38m (11' 2" x 11' 1") Wooden double glazed windows to the side & rear and radiator.

Bedroom 3

3.41m x 2.53m (11' 2" x 8' 4") Wooden double glazed windows to the side & rear and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and corner shower cubicle with electric shower. Ceiling spotlights, radiator, access to the attic, airing cupboard housing the hot water tank and wooden double glazed window to the rear.

Outside

To the front of the property is are flower bed borders with a range of plants & shrubs. A tarmac and block paved driveway provides ample off road parking and leads to the garage measuring 5.64m x 2.6m with electric up & over door and power. The South facing rear garden offers a good level of privacy and comprises a paved patio, well maintained lawn, flower bed borders with a range of plants & shrubs and a timber built shed. The garden is enclosed by timber fencing to the perimeter.