

HoldenCopley

PREPARE TO BE MOVED

Tewkesbury Drive, Kimberley, Nottinghamshire NG16 2QG

£325,000

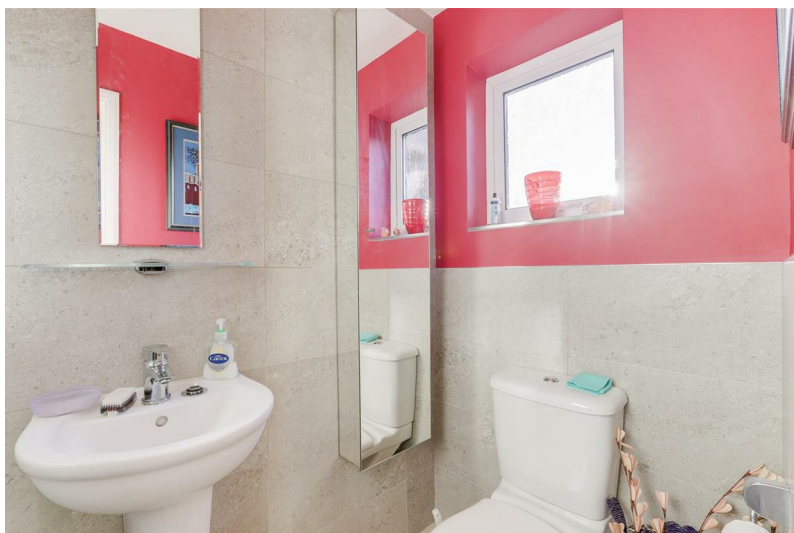
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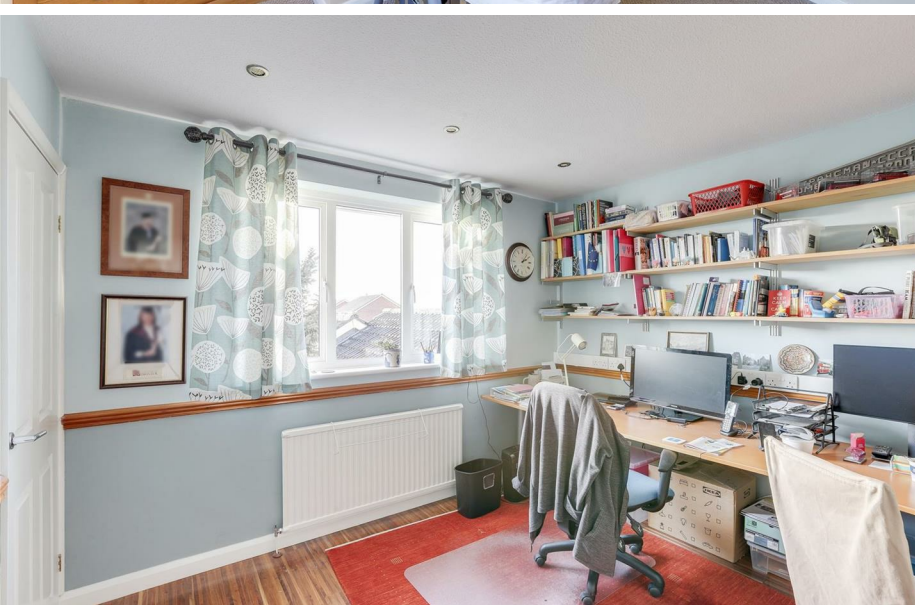
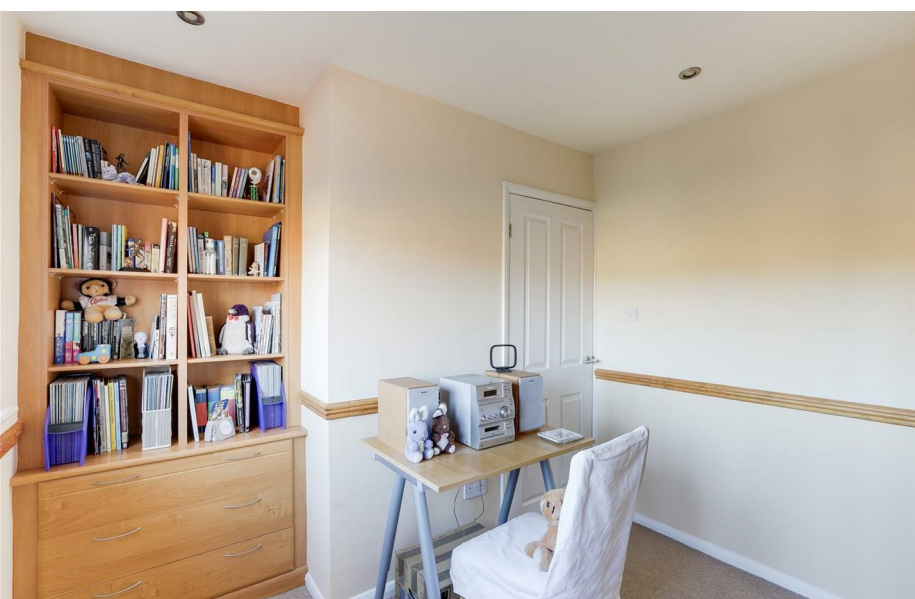


DETACHED FAMILY HOME...

This impressive four-bedroom detached house offers generous living space and is well presented throughout, making it an ideal home for family buyers. Located in a sought-after area, the property enjoys close proximity to a range of local amenities, including shops, excellent transport links, and great school catchments, ensuring both comfort and convenience for its residents. The ground floor features an entrance, a convenient W/C, a spacious living room, and a conservatory that provides additional versatile living space. The fitted kitchen is both practical and well-designed, seamlessly flowing into the dining room, perfect for hosting family meals or entertaining guests. Upstairs, the first floor boasts four bedrooms, a contemporary three-piece shower room, and access to the loft for additional storage. Externally, the property continues to impress with a block-paved driveway that can accommodate 2-3 vehicles, depending on size, and a detached double garage offering ample storage or potential workshop space. To the rear, a private and well-maintained garden awaits, featuring a patio area for outdoor dining and a lawn. This home also features owned solar tubes for efficient water heating, cavity wall insulation, and a comprehensive home alarm system, providing added security and peace of mind. This property seamlessly blends space, functionality, and comfort making it a perfect choice for family living.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Living Room & Dining Room
- Fitted Kitchen
- Conservatory
- Ground Floor W/C
- Three Piece Shower Room
- Driveway & Detached Double Garage
- Private Enclosed Rear Garden
- Owned Solar Tubes





GROUND FLOOR

Entrance

10'2" x 6'11" (max) (3.12m x 2.11m (max))

The entrance has UPVC double-glazed windows to the front and side elevations, tiled and wood laminate flooring, carpeted stairs, a radiator and a single UPVC door providing access into the accommodation.

W/C

6'3" x 3'7" (1.91m x 1.10m)

This space has a low level flush W/C, a wall-mounted wash basin, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights and a UPVC double-glazed obscure window to the front elevation.

Living Room

16'7" x 14'2" (max) (5.06m x 4.34m (max))

The living room has UPVC double-glazed windows to the rear elevation, carpeted flooring, a feature fireplace with a decorative surround, a built-in cupboard, wall-mounted light fixtures, coving and a single UPVC door providing access into the conservatory.

Conservatory

12'1" x 9'3" (max) (3.69m x 2.83m (max))

The conservatory has UPVC double-glazed windows to the side and rear elevations, tiled flooring, a polycarbonate roof and UPVC double French doors providing access out to the garden.

Kitchen

10'9" x 9'6" (3.29m x 2.90m)

The kitchen has a range of fitted shaker style base and wall units with laminate Duropal worktops, an integrated Siemens oven, Siemens combination oven and Siemens dishwasher, a Siemens touch control ceramic induction hob with an extractor hood, a sink and a half with a drainer, a wall-mounted Worcester Bosch gas boiler, space and plumbing for a washing machine, space for a fridge-freezer, tiled flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the side of the property.

Dining Room

10'9" x 10'3" (3.29m x 3.14m)

The dining room has a UPVC double-glazed window to the front elevation, wood laminate flooring, a radiator and coving.

FIRST FLOOR

Landing

11'4" x 9'4" (max) (3.46m x 2.86m (max))

The landing has carpeted flooring, access into the loft and provides access to the first floor accommodation.

Master Bedroom

14'6" x 10'6" (4.44m x 3.22m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a fitted floor to ceiling wardrobe with drawers and shelves and recessed spotlights.

Bedroom Two

10'11" x 10'9" (3.33m x 3.30m)

Ther second bedroom has a UPVC double-glazed window to the front elevation, wooden flooring, a radiator, a dado rail, a built-in cupboard, a L shaped desk, additional power sockets and recessed spotlights.

Bedroom Three

9'10" x 9'3" (max) (3.00m x 2.82m (max))

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a dado rail, a fitted floor to ceiling wardrobe with matching drawers and shelves and recessed spotlights.

Bedroom Four

8'7" x 8'0" (2.62m x 2.44m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, laminate flooring, a radiator, a fitted floor to ceiling wardrobe with over the head shelves and recessed spotlights.

Shower Room

6'10" x 5'4" (2.09m x 1.65m)

The shower room has a low level concealed flush W/C, a wash basin with fitted storage, a walk in shower enclosure with a mains-fed over the head rainfall shower, tiled flooring with underfloor heating, a chrome heated towel rail, tiled walls, an electric shaving point, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Garage

16'8" x 16'7" (5.09m x 5.08m)

The garage has lighting, power points and two up and over garage doors.

Front

To the front is a detached double garage, a block paved driveway and mature shrubs and trees.

Rear

To the rear is a private garden with a fence panelled boundary, an outdoor power socket, an outdoor tap, a patio, a lawn, mature trees and shrub and a single iron gate.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G, most 5G, some 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues - No

DISCLAIMER

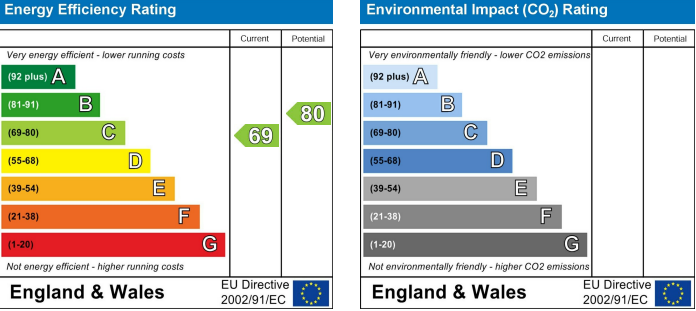
Council Tax Band Rating - Broxtowe Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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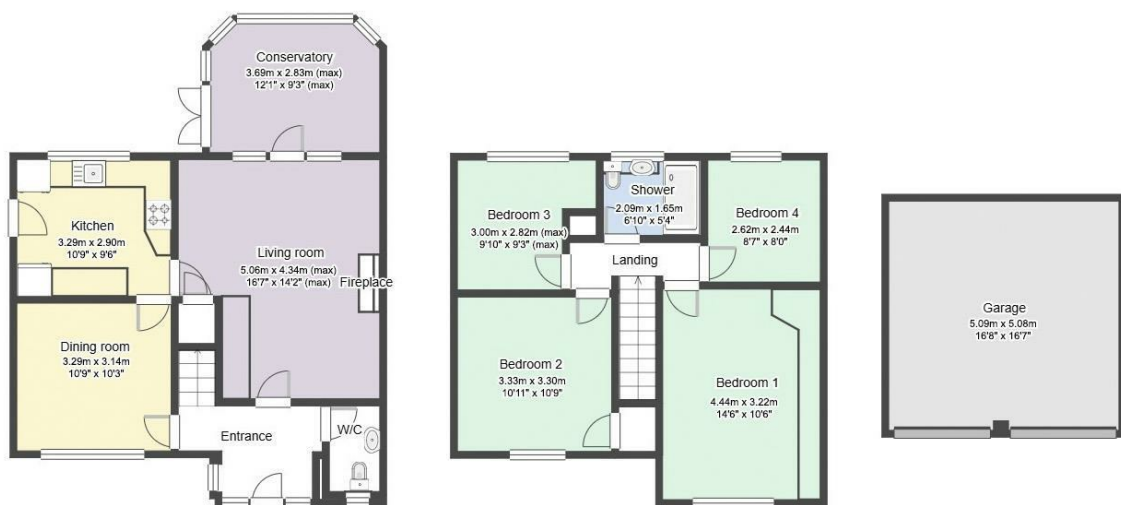
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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