



High Spannia, Kimberley NOTTINGHAM NG16 2LD

welcome to

High Spannia, Kimberley NOTTINGHAM

- DETACHED FIVE BED HOME
- PERFECT FOR INDEPENDENT LIVING RELATIVES
- LARGE DRIVEWAY & SEPARATE GARAGE
- FULLY ENCLOSED REAR GARDEN
- SOUGHT AFTER LOCATION

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers over

£585,000

Porch

8' 8" x 4' 6" (2.64m x 1.37m)
Good size entrance porch perfect for coats and shoes

Entrance Hallway

13' 4" x 11' 3" (4.06m x 3.43m)

Kitchen

22' 11" x 14' 8" (6.99m x 4.47m)

Utility

11' 4" x 5' 11" (3.45m x 1.80m)

Study/Second Kitchen

18' x 10' 2" (5.49m x 3.10m)

Lounge

24' 3" x 12' 10" (7.39m x 3.91m)

Sun Room

12' 9" x 9' 11" (3.89m x 3.02m)

Landing

15' 6" x 8' 11" (4.72m x 2.72m)

Master Bedroom

13' x 12' (3.96m x 3.66m)

Walk In Wardrobe

6' 4" x 6' 5" (1.93m x 1.96m)

En Suite

6' 4" x 6' 5" (1.93m x 1.96m)

Bedroom Two

11' 2" x 9' 5" (3.40m x 2.87m)

Bedroom Three

11' 6" x 8' 9" (3.51m x 2.67m)

Bedroom Four

11' 2" x 8' 4" (3.40m x 2.54m)

Bedroom Five

9' 6" x 9' 3" (2.90m x 2.82m)

Family Bathroom

9' 6" x 8' 2" (2.90m x 2.49m)



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Property Ref:

KBY109562 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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