

FOR SALE



Church Street, Kimberworth
Asking Price Of £265,000


MARTIN&CO



Church Street, Kimberworth

3 Bedrooms, 1 Bathroom

Asking Price Of £265,000

- No chain
- Three bedrooms
- Conservatory
- Drive and garage
- Dining room

GUIDE PRICE £275,000 - £285,000. Situated in the highly sought-after location of Kimberworth, and offered with no chain involved, this deceptively spacious and extended detached family home is now available for sale. The property boasts a larger than average rear garden, a driveway, and a garage, making it perfect for families looking for ample outdoor space and parking facilities.

Convenience is key with this property, as it offers easy access to local amenities, commuter links including the M1 motorway, Meadowhall tram, and train station. This ensures a quick and hassle-free commute for residents.

Upon entering the property, you'll find yourself in the welcoming entrance hall, featuring stairs leading to the first-floor landing. The ground floor also hosts a convenient downstairs w.c. for added convenience.

The lounge is a cozy space with a charming feature fire surround and wooden flooring, creating a warm and inviting atmosphere. The dining room has been extended and features beautiful parquet flooring, providing ample space for entertaining guests or enjoying family meals.



In addition to the dining room, there is a delightful conservatory that offers panoramic views of the well-maintained rear garden. This brings in plenty of natural light and creates a tranquil space to relax and unwind.

The extended kitchen is another highlight of this property. It showcases a range of fitted wall and base units, including integrated appliances, making cooking and meal preparation a breeze. The stylish and functional kitchen design will surely impress prospective buyers.

Moving on to the first floor, you'll find three bedrooms, with the master bedroom benefiting from fitted furniture for convenient storage solutions. This ensures that residents have ample space to accommodate their belongings.

The shower room features a modern white three-piece suite, providing comfort and convenience for the whole family.

Externally, the property features a well-maintained front garden, as well as a block-paved gated drive leading to the garage. The rear garden offers an Indian stone patio, a lush lawn, a vegetable plot with fruit trees, and a decorative pond. This allows residents to enjoy the outdoors and make the most of the available space.

To summarize, this extended detached family home located in Kimberworth offers ample space, a larger than average rear garden, and various amenities nearby. With its convenient location and well-presented features, it is sure to attract a wide range of interested buyers.

ENTRANCE HALL Having a staircase rising to the first floor landing, side facing window and front facing entrance door.

CLOAKROOM Having a two piece suite which comprises of low flush w.c, wash hand basin, tiling to



the walls and extractor fan.

LOUNGE With coving to the ceiling and wooden flooring. The focal point of the room is the paneled wall with feature fire surround housing the gas fire, front facing bay window and double doors to the dining room.

EXTENDED DINING ROOM With coving to the ceiling and parquet style flooring. The room is currently set up as a dining room with study area and has patio doors to the conservatory.

CONSERVATORY With tiled roof, laminate flooring, side and rear facing windows and rear facing French door to the garden.

EXTENDED KITCHEN With coving and downlights to the ceiling. Having an extensive range of fitted wall and base units in shaker style, wall units include extractor hood and underlighting. Base units are set beneath

wooden worktops which include a single bowl sink, hob, oven, integrated microwave, washing machine, dishwasher, fridge freezer, tiled floor, tiled splash backs, rear facing window and entrance door.

LANDING With access to loft and side facing window.

BEDROOM ONE Having a range of fitted furniture including wardrobes, drawer units and front facing window.

BEDROOM TWO With a rear facing window offering far reaching views.

BEDROOM THREE With store cupboard and front facing window.

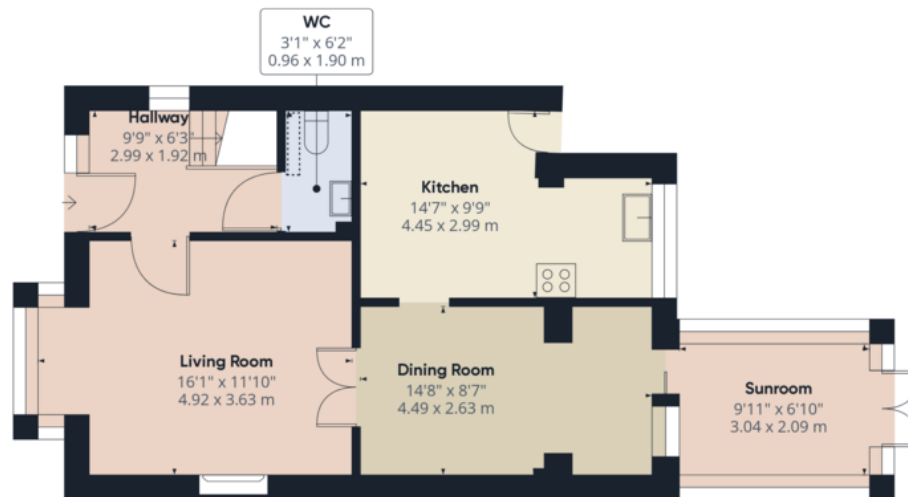
SHOWER ROOM Having a white three piece suite which comprises of a low flush w.c, vanity wash hand basin, double shower cubicle, tiled floor, walls, downlights to the ceiling and two rear facing windows.

OUTSIDE To the front of the property is a walled garden with mature shrubs, double gates open onto the block paved drive which leads to the garage. The rear garden has Indian stone patio, lawn with mature shrubs, decorative pond, vegetable plot and mature fruit trees.

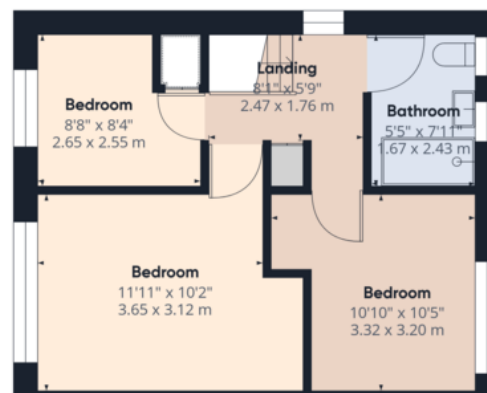


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	





Ground Floor



Approximate total area⁽¹⁾

1012.61 ft²
94.07 m²

Reduced headroom

1.66 ft²
0.15 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to

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