

FOR SALE



Fellowsfield Way, Kimberworth
Guide Price £150,000


MARTIN & CO



Fellowsfield Way, Kimberworth

3 Bedrooms, 1 Bathroom

Guide Price £150,000

- Three bedrooms
- Two reception rooms
- Drive and garage
- No chain
- Extended

GUIDE PRICE £150,000 - £160,000. This spacious three bedroom semi-detached home presents an excellent opportunity for buyers seeking a property without a chain. Situated in an ideal location, it offers easy accessibility to local amenities, public transport options, and commuter links, making it truly convenient for all. The property currently is an registered title.

The property holds significant potential, allowing the new owner to personalize it according to their taste. The kitchen boasts a modern and appealing design with a range of fitted wall and base units in walnut effect. Furthermore, the dining room provides a dedicated space for family meals and entertaining guests, enhancing the overall functionality of the home. However, the true highlight of this property is undoubtedly the extended lounge/garden room, which features patio doors that open up to the garden, allowing an abundance of natural light to fill the room, creating a bright and welcoming atmosphere.

Moving upstairs, you will find three well proportioned bedrooms, providing ample space for a growing family or accommodating guests comfortably. To complement these sleeping quarters, there is a family bathroom located on the first floor, ensuring



convenience for everyone.

Externally, the property boasts gardens both at the front and rear, granting outdoor space for relaxation or outdoor activities. Additionally, it offers the added bonus of a convenient drive and garage, providing ample parking space and a secure area

ENTRANCE HALL With a staircase rising to the first floor landing, door to the dining room and front facing entrance door.

DINING ROOM With double doors to the lounge, door to the kitchen and side facing window.

KITCHEN With a range of fitted wall and base units in walnut effect, wall units include extractor hood. Base units are set beneath worktops which include a single bowl sink, pantry, hob, plumbing for washing machine, front facing window and side facing entrance door.

LOUNGE There is coving to the ceiling and dado rail to half height. The focal point of the room is the feature fire surround which houses the electric fire and this room opens into the garden room.

GARDEN ROOM Having delph shelf and patio doors open on the rear garden.

LANDING With loft access and storage cupboard.

BEDROOM ONE A double size room with coving to the ceiling and front facing window.

BEDROOM TWO A double size room with rear facing window.

BEDROOM THREE A good size single room with dado rail to half height and rear facing window.

BATHROOM With a coloured three piece suite which comprises of a low flush WC, wash hand basin, bath, tiling to the walls and front facing window.

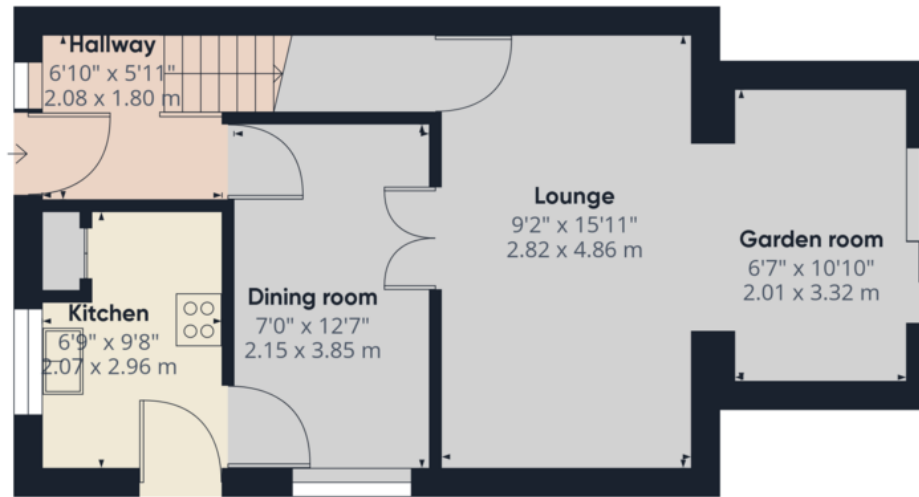


OUTSIDE There is a garden to the front which is pebbled. a drive to the side leads to the single garage. To the rear is a good size garden with mature hedging and borders, lawn and patio.

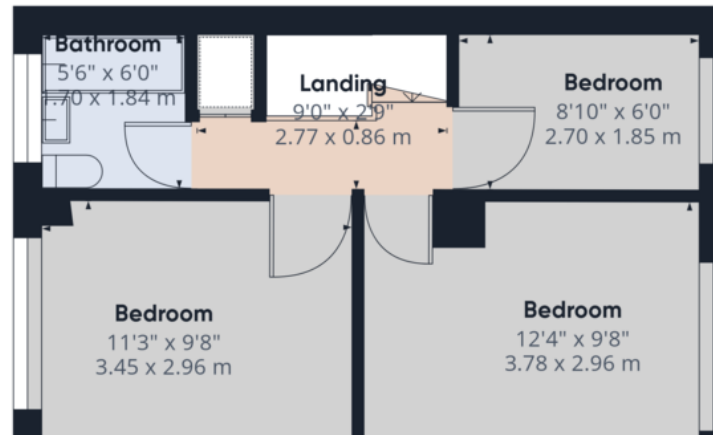


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Ground Floor



Approximate total area⁽¹⁾
809.99 ft²
75.25 m²

(1) Excluding balconies and terraces

While every attempt has been made to

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