



Angus Close
Kimberley NOTTINGHAM



Angus Close Kimberley NOTTINGHAM NG16 2GX

for sale
£350,000



Property Description

A well-presented detached family home in the highly sought after location of Kimberley. Angus Close is in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. In brief the accommodation offers an inviting entrance hallway with stairs leading to the first floor, a downstairs W.C, access to a study room, utility area, fitted kitchen, spacious lounge, separate dining room and conservatory overlooking the rear garden. To the first floor are four bedrooms and a fitted family bathroom. Outside there are mature gardens to both front and rear, a driveway providing ample off road parking with access to the garage area providing part storage. Viewings are highly recommended to fully appreciate the accommodation on offer.

Entrance Hallway

Composite entrance door to the front, solid oak flooring and stairs to the first floor. Access to;

W.C

Fitted with a W.C, vanity sink unit with mixer tap, chrome heated towel rail and opaque UPVC double glazed window to the side.

Lounge

18' 9" x 11' 5" (5.71m x 3.48m)

Fitted with carpet flooring, radiator, sliding patio doors leading to the conservatory and French doors to the dining room.

Dining Room

12' 1" x 9' 5" (3.68m x 2.87m)

UPVC double glazed bay window to the rear, carpet flooring, radiator and under stairs storage.

Breakfast Kitchen

13' 5" x 9' 2" (4.09m x 2.79m)

A range of matching wall & base units, work surfaces incorporating an inset one bowl stainless steel sink & drainer unit with flexi tap. Integrated appliances to include: electric double oven, induction hob, washing machine, dishwasher, fridge & full height freezer. Breakfast bar, tiled flooring, ceiling spotlights, vertical radiator and UPVC double glazed window to the front and door to the side elevation.

Conservatory

11' 5" x 10' 8" (3.48m x 3.25m)

Brick & UPVC double glazed construction, glass apex roof, ceramic tiled flooring and French doors leading to the rear garden.

Landing

Built in storage cupboard, access to the loft (partly boarded with drop down ladder) and housing the combination boiler. Access to further rooms;

Bedroom One

13' 3" x 11' 8" (4.04m x 3.56m)

UPVC double glazed window to the front elevation, carpet flooring, a range of fitted furniture and radiator.

Bedroom Two

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

UPVC double glazed window to the rear elevation, built in wardrobe, carpet flooring, ceiling spotlights and radiator.

Bedroom Three

9' 1" x 8' 2" (2.77m x 2.49m)

UPVC double glazed window to the front elevation, carpet flooring, built in wardrobes and radiator.

Bedroom Four

8' 10" x 6' 9" (2.69m x 2.06m)

UPVC double glazed window to the rear elevation, carpet flooring and radiator.

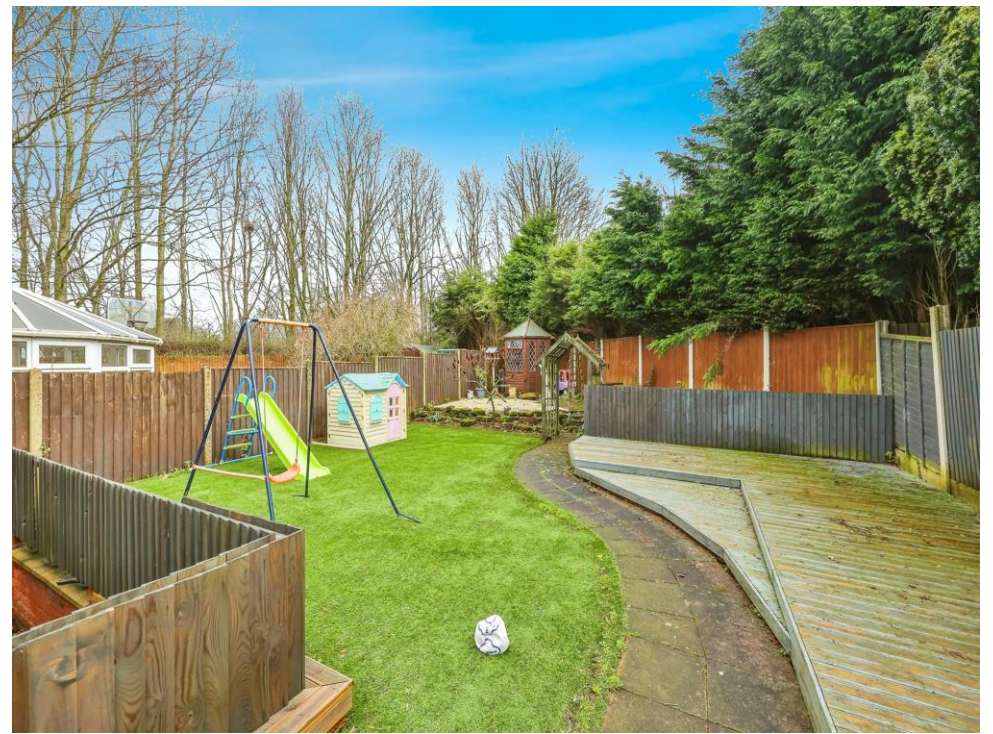
Family Bathroom

Fitted with a three piece suite in white comprising; W.C, vanity sink unit and bath with shower over, chrome heated towel rail, ceiling spotlights, extractor fan and opaque UPVC double glazed window to the side elevation.

Gardens And Parking

To the front of the property is a turfed lawn and flower bed borders with a range of plants & shrubs. A tarmac driveway provides ample off road parking and leads to the garage area which offers storage with up & over door and power. The low maintenance rear garden offers a good level of privacy and comprises a paved patio, timber decking seating area, artificial lawn and timber built summer house. The garden is enclosed by timber fencing to the perimeter with gated access to the side.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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