



Cliff Boulevard
Kimberley Nottingham



Cliff Boulevard Kimberley Nottingham NG16 2JJ

for sale offers in the region of
£220,000



Property Description

A well appointed traditional end-terraced property in the popular location of Kimberley. Cliff Boulevard is ideally located in close proximity to Kimberley Town centre with a range of local amenities including a schools, shops and transport links. In brief the accommodation offers a lounge with bay window to front and a living flame effect fire. desirable open pan dining kitchen fitted with bespoke wooden units, ground floor family bathroom and a lean to conservatory. To the first floor are three bedrooms and access to the loft room via the second bedroom. Outside the property offers a block paved driveway providing off road parking, a rear yard and an enclosed rear garden mainly laid to lawn with planted borders, fenced boundaries and shed. Viewing is absolutely essential to appreciate the accommodation on offer.

Lounge

12' 2" x 11' 3" (3.71m x 3.43m)

uPVC double glazed entrance door to front elevation, Feature uPVC double glazed bay window to front, living flame effect gas fire with hearth and surround, two radiators and door to

Dining Room

11' 11" x 12' 1" (3.63m x 3.68m)

With a feature living flame effect gas fire with hearth and surround, door to stairs leading to the first floor landing, uPVC double glazed window to the rear elevation, tiled floor and open plan through to the kitchen

Kitchen

6' 9" x 8' 3" (2.06m x 2.51m)

Fitted with a range of bespoke solid wooden wall and base units with roll top work surfaces and complementary tiled splash backs, sink and drainer unit with mixer taps, fitted with an electric oven and hob with cooker hood over and space for further appliances. PVC double glazed stable style door to rear garden and doors to conservatory and bathroom

Bathroom

Fitted with a paneled bath with electric shower over, vanity sink unit with hand wash basin and a low level wc. Fully tiled walls and complementary floor tiles. PVC double glazed opaque window to side and radiator



First Floor Landing

With access to all areas of the upper floor.

Bedroom One

11' 4" x 12' 1" (3.45m x 3.68m)

UPVC double glazed window to front elevation, over stair storage cupboard and radiator

Bedroom Two

10' x 9' (3.05m x 2.74m)

uPVC double glazed sash window to rear, fitted wardrobe with matching dressing table, radiator and loft access with drop down ladder

Bedroom Three

9' 5" plus cupboard x 6' 11" (2.87m plus cupboard x 2.11m)

uPVC double glazed window to rear, fitted storage cupboards, radiator and wall mounted combination boiler

Loft Room

10' 7" x 11' 7" (3.23m x 3.53m)

Accessed via a drop down ladder in bedroom two, power and light and a dormer window to rear elevation

Front

To the front of the property is a block paved driveway with steps to the entrance door,

Rear

To the rear is an enclosed yard leading to a mature rear garden, mainly laid to lawn with planted borders, fenced boundaries and a garden shed.

Conservatory

4' 8" x 9' 3" (1.42m x 2.82m)

UPVC double glazed door to rear garden and tiled floor

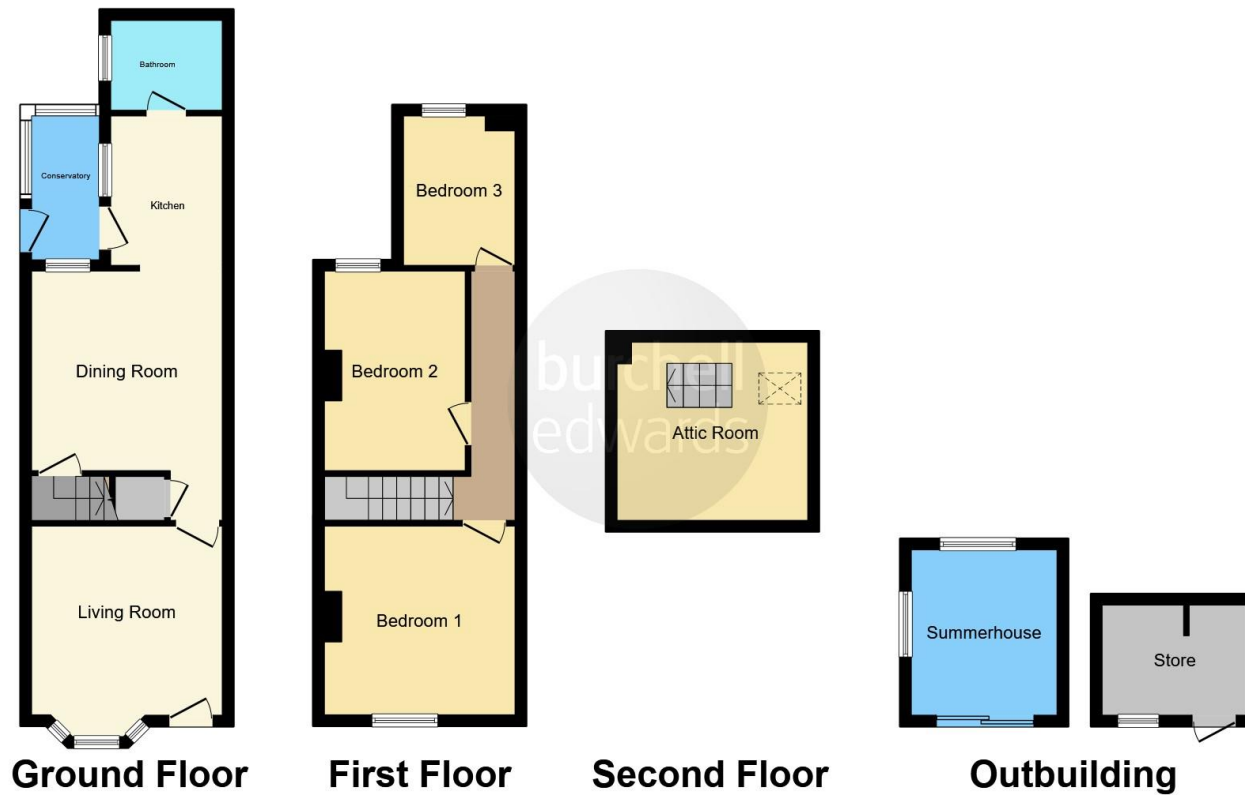
Summer House

To the rear garden is also a summer house with power and lighting, UPVC french doors and a window allowing the perfect place to work from home or have a snug to host in the summer months.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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