



Kimberley Road
Nuthall Nottingham

burchell
edwards

Kimberley Road Nuthall Nottingham NG16 1DG

for sale offers in the region of
£425,000



Property Description

Burchell Edwards are thrilled to present to the market this delightful detached property which stands on a good sized plot boasting a driveway providing ample off road parking as well as having a garage and access to the rear garden. The accommodation briefly comprises of to the ground floor floor a spacious entrance hallway, lounge, dining room, kitchen, cloakroom and conservatory/utility. To the first floor are three bedrooms one of which is currently being used as a shower room and a family bathroom. The property is well located close to a wide range of local amenities provided by Kimberley town centre such as shops, pubs, schools and parks, as well as strong transport links and junction 26 of the M1 Motorway. Viewings for this property are highly advised!!

Ground Floor

Entrance Hall

Accessed via a door to the front with stairs leading to the first floor and doors leading to the lounge and dining room.

Lounge

16' 3" into bay x 12' 9" (4.95m into bay x 3.89m)
Having a double glazed bay window to the front, feature fireplace, radiator and carpet flooring.

Dining Room

14' 2" into bay x 12' 4" max (4.32m into bay x 3.76m max)
Having a double glazed window to the rear, feature fireplace, radiator and carpet flooring.

Kitchen

10' 8" x 6' 4" (3.25m x 1.93m)
Fitted with wall and base units with complementary work surfaces over with an inset one and a half bowl sink and drainer unit with mixer tap over. There is an oven, tiled splashbacks, tiled flooring and windows to the front and rear.

Conservatory/Utility

.5' 1" x 10' 7" (1.55m x 3.23m)

Having space and plumbing for a washing machine as well as a base units with a complementary worktop over with an inset sink and drainer unit with mixer tap over. There is also a door which leads to the rear garden.

Cloakroom

Fitted with a W/C and an obscure window to the side.

First Floor

Landing

Having access to the three bedrooms/shower room and family bathroom. There is also access to the loft which is accessed via a ladder and is boarded.

Bedroom One

13' 11" x 12' 5" max (4.24m x 3.78m max)
Having a window to the front, fitted wardrobes, radiator and carpet flooring.

Bedroom Two

12' x 9' 3" to wardrobe (3.66m x 2.82m to wardrobe)
Having a window to the rear, fitted wardrobes, radiator and carpet flooring.

Bedroom Three/Shower Room

8' 9" x 8' 6" (2.67m x 2.59m)
Having a window to the rear and fitted with a shower cubicle and wash hand basin.

Bathroom

A fitted suite comprising of a bath with shower over, vanity unit and W/C. With a heated towel rail, vinyl flooring and an obscure window to the side.

Outside

Front

To the front, the property is set back from the road with a driveway providing off road parking for multiple vehicles. There is also access to the garage as well as access to the rear garden.

Rear

To the rear you will find a delightful garden offering a patio area, lawned area, gardens sheds and greenhouse. There is also access into the garage from the garden as well as side access.

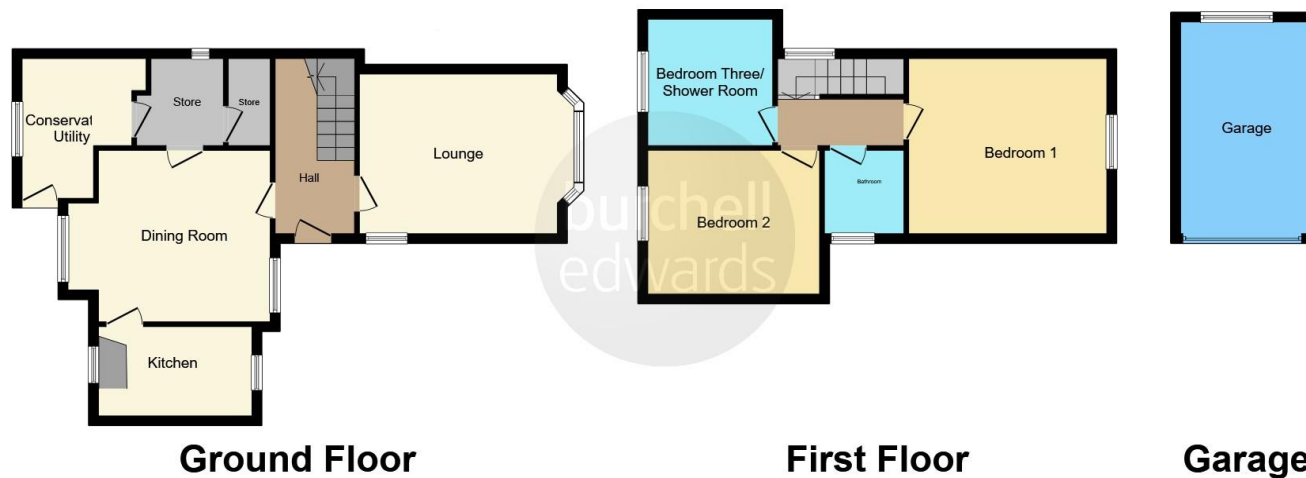
Garage

9' 2" x 15' 1" (2.79m x 4.60m)
Having power and lighting.









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

To view this property please contact Burchell Edwards on

T 01773 715454
E eastwood@burchelledwards.co.uk

134 Nottingham Road Eastwood
 NOTTINGHAM NG16 3GD

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207278



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