

**Critchs Flats**  
**Kimberley, Nottingham NG16 2JT**

A THREE BEDROOM SEMI DETACHED  
COTTAGE-STYLE HOUSE.

**Offers In Excess Of**  
**£100,000**



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED THREE BEDROOM SEMI DETACHED COTTAGE-STYLE HOUSE SITUATED CLOSE TO KIMBERLEY TOWN CENTRE DOWN A PRIVATE ROAD PROVIDING ACCESS TO JUST TWO COTTAGES.

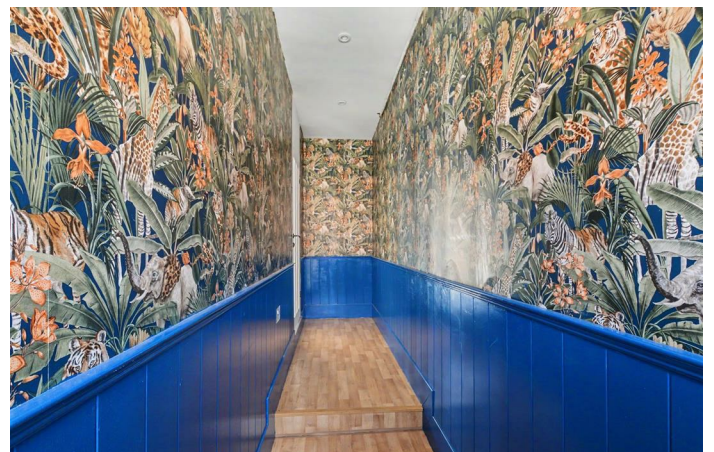
With accommodation over two floors, the ground floor comprises entrance hall, front living room and rear dining kitchen. The first floor landing provides access to three bedrooms and a bathroom.

The property also benefits from gas fired central heating, double glazing and an enclosed rear garden with useful brick garden outbuilding.

The property is located with easy access to Kimberley town centre which offers a wide variety of national and independent retailers and shopping facilities. There is also easy access to excellent nearby schooling for all ages, as well as good transport links, including motorway junction, local A roads, tram and train services, whilst also being on the edge of open countryside access.

We believe the property will make an ideal first time buy or family home, ideal for those looking for a property with lots of character whilst having a modern interior.

We highly recommend an internal viewing



## ENTRANCE HALL

uPVC panel and double glazed front entrance door, spotlights, inner door to the lobby area.

## LOBBY AREA

Useful understairs storage cupboard and access to the dining kitchen and separate door to the living room.

## LIVING ROOM

12'0" x 11'0" (3.67 x 3.37)

Cottage-style feel with central chimney breast incorporating open fireplace with brick surround, Georgian-style double glazed window to the front, beam effect ceiling, radiator, media points, wooden flooring and door access from the hallway.

## DINING KITCHEN

15'8" x 11'11" (4.80 x 3.65)

The kitchen comprises a recently re-fitted matching range of base and wall storage cupboards and drawer units, incorporating sink unit with mixer taps set into the work surface, built-in double oven, hob and integrated dishwasher, separate plumbing for washing machine, space for an American-style fridge/freezer, tiled splashbacks, as well as tiling to the floor, spotlights, decorative beam effect ceiling, double glazed French doors opening out to the rear garden, ample space for dining table and chairs. Door and staircase rising to the first floor.

## FIRST FLOOR LANDING

Access to all three bedrooms and the bathroom. Loft access point and useful storage cupboard.

## BEDROOM ONE

11'11" x 10'8" (3.65 x 3.26)

Double glazed window, radiator and a range of fitted wardrobes.

## BEDROOM TWO

10'11" x 10'8" (3.34 x 3.26)

Double glazed window, radiator and a range of fitted wardrobes.

## BEDROOM THREE

11'0" x 5'0" (3.37 x 1.53)

uPVC double glazed window and radiator.

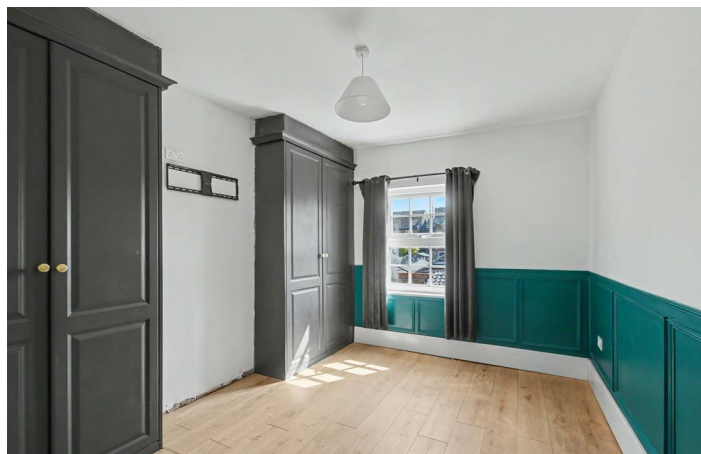
## BATHROOM

10'7" x 5'1" (3.25 x 1.55)

The property benefits from a modern white three piece suite comprising a freestanding roll top bath with claw feet, glass shower screen and dual attachment mains shower, push flush WC and wash hand basin with dual sinks and two mixer taps with storage cabinets beneath. Decorative boarding to the walls, chrome ladder towel radiator, panelling to dado height, spotlights and tile effect flooring.

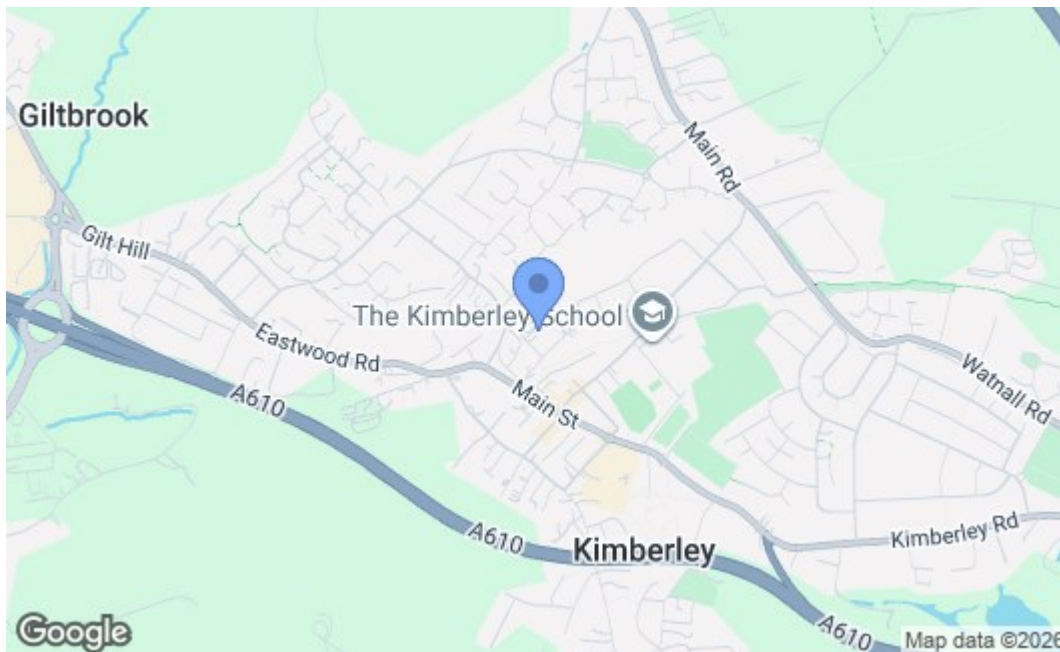
## OUTSIDE

The front of the property is accessed via a private road serving two properties with pathway access to the front door. The rear garden is enclosed and generally private with a patio area (ideal for entertaining) leading onto a garden which is mainly laid to lawn with useful brick outbuilding situated at the foot of the plot.





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, counts and other items are approximate and are not intended to be used as a basis for any judgement or assessment. The plans are for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and are a guarantee as to their condition or fitness for use. Robert Ellis Estate Agents Ltd. 2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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