



**Kimberley Road  
Nuthall, Nottingham NG16 1DF**

**A TRADITIONAL THREE BEDROOM  
DETACHED RESIDENCE.**

**Offers In The Region Of £350,000 Freehold**





Offered for sale for the first time in a generation is this traditional three bedroom detached residence situated on a generous garden plot.

Set back from the road on a garden plot of approximately 0.14 of an acre, in this highly regarded residential suburb on the border of Nuthall and Kimberley.

This instantly attractive traditional property comes to the market with NO UPWARD CHAIN and whilst in a habitable condition, would benefit from a general program of modernisation and improvement, offering enormous potential to make this into a fabulous long term family home.

The property benefits from double glazing and the provision for gas fired central heating, although the boiler is not currently operational.

The accommodation comprises entrance porch, hallway, two generous reception rooms (one to the front and one to the rear) and a kitchen. To the first floor, the landing provides access to two double bedrooms and a third box bedroom/nursery. There is a bathroom and separate WC.

The property benefits from off-street parking for several vehicles and has a detached brick built garage and generous, well maintained gardens to the front and rear.

Situated on Kimberley Road within a mile of Kimberley town centre itself which offers a great variety of independent and national retailers including Sainsburys and a great number of bespoke artisan traders, restaurants and bistros. Schools for all ages are within easy reach and the property is on a regular bus service. For those looking to commute, a short drive leads you to the A610 which gives direct access to Nottingham city, as well as Junction 26 of the M1 motorway. Within a ten minutes drive can be found Ikea and Giltbrook Retail Park.

A rare opportunity and an internal viewing is recommended to fully appreciate the potential on offer.



### ENTRANCE PORCH

Double glazed window and front entrance door. Door and window to hallway.

### HALLWAY

Stairs to the first floor, walk-in pantry with double glazed window, access to the inner hallway which then leads through to the rear reception room and kitchen.

### LOUNGE

15'3" x 11'11" (4.65 x 3.65)

Double glazed window to the side, double glazed bay window to the front.

### DINING ROOM

14'8" x 11'10" (4.48 x 3.62)

Double glazed window to the side, double glazed patio doors opening to the rear garden.

### KITCHEN

10'0" x 8'8" (3.07 x 2.66)

Wall and base cupboards with work surfacing and inset one and a half bowl sink unit with single drainer. Electric cooker point, appliance space. Double glazed window to the rear. Door to garden.

### FIRST FLOOR LANDING

Accessed from a dog-leg staircase with double glazed window.

### BEDROOM ONE

15'3" x 12'1" (4.67 x 3.70)

Double glazed window to the front.

### BEDROOM TWO

13'11" x 12'1" (4.26 x 3.70)

Double glazed window to the rear.

### BEDROOM THREE/NURSERY

7'1" x 4'11" (2.16 x 1.51)

A limited sized bedroom with double glazed window to the front.

### BATHROOM

Three piece suite comprising wash hand basin, bath and separate shower cubicle. Built-in airing cupboard with hot water cylinder. Double glazed window.

### SEPARATE WC

Housing a low flush WC. Double glazed window.

### OUTSIDE

The property is set back from the road with a hedged-in front boundary and a front boundary laid to lawn with mature tree. A driveway providing off-street parking for several vehicles in tandem and leads to the detached brick built tandem length double garage with up and over door to the front and courtesy door to the side. The rear garden is a generous size and laid mainly to lawn with patio area, ornamental pond and a variety of mature trees and shrubs.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.