



**Beverley Drive  
Kimberley, Nottingham NG16 2TW**

A FOUR BEDROOM DETACHED FAMILY HOME.

**£325,000 Freehold**





Situated on a particularly good sized corner plot is this modern four bedroom detached family home.

This property has been particularly well maintained and improved over the years and comes to the market in a ready to move into condition.

Features of this property include an open plan family dining kitchen with a contemporary Shaker-style range of fitted units, integrated appliances and offers a great social and entertaining space. Further features include a modern boiler and pressurised hot water system, double glazed windows throughout, useful cloakroom/WC and a modern family bathroom.

Situated on a corner plot with wraparound gardens to the front and side, and private enclosed rear gardens with lawn and a raised decked area, great for alfresco dining. The property enjoys off-street parking for two vehicles, as well as a detached brick built garage. Situated in this popular and established residential suburb, within walking distance of schools for all ages, as well as being within easy reach of the town centre of Kimberley, which offers a great variety of national and independent retailers, as well as up and coming bars, restaurants, bistros and coffee shops. There is also a Sainsburys. For those looking to commute, the A610 is a short drive away. This links Nottingham and Derby, as well as Junction 26 of the M1 motorway for those looking to commute further afield.

This is a great family home of which an early internal viewing comes highly recommended.



### ENTRANCE HALL

5'4" x 3'9" (1.64 x 1.15)

Composite double glazed front entrance door, double glazed window, radiator, doors to cloaks/WC and living room.

### CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin within vanity unit and low flush WC. Radiator, double glazed windows.

### LIVING ROOM

16'2" x 17'1" overall (4.93 x 5.21 overall)

Regency-style fire surround, two radiators, staircase leading to the first floor, double glazed window to the front, glazed double French doors opening to dining kitchen.

### DINING KITCHEN

16'11" x 11'5" (5.16 x 3.48)

Incorporating a modern and contemporary Shaker-style range of fitted wall, base and drawer units, with wood block work surfacing and inset Belfast-style ceramic sink unit. Built-in AEG electric double oven, five ring gas hob and extractor hood over. Integrated appliances including fridge, freezer, SMEG dishwasher and washing machine. Generous table and chair space, radiator, double glazed windows to the front and rear, glazed door leading to the side passageway and to the rear garden. Wall mounted gas boiler.

### FIRST FLOOR LANDING

Double glazed window, wood spindle balustrade, loft hatch. Cupboard housing pressurised cylinder for hot water system.

### BEDROOM ONE

12'11" x 10'5" (3.94 x 3.18)

Fitted mirror-fronted wardrobes, radiator, double glazed window.

### BEDROOM TWO

8'8" x 10'4" (2.66 x 3.17)

Radiator, double glazed window.

### BEDROOM THREE

10'0" reducing to 7'0" x 6'3" (3.07 reducing to 2.15 x 1.92)

Built-in cupboard, radiator, double glazed window.

### BEDROOM FOUR

8'10" x 6'3" (2.7 x 1.92)

Radiator, double glazed window.

### FAMILY BATHROOM

7'5" x 5'7" (2.27 x 1.72)

Incorporating a modern three piece suite comprising wash hand basin with vanity unit, low flush WC with concealed cistern and "P" shaped shower bath with thermostatically controlled power shower over and central taps. Partially tiled feature walls, heated towel rail, double glazed window.

### OUTSIDE

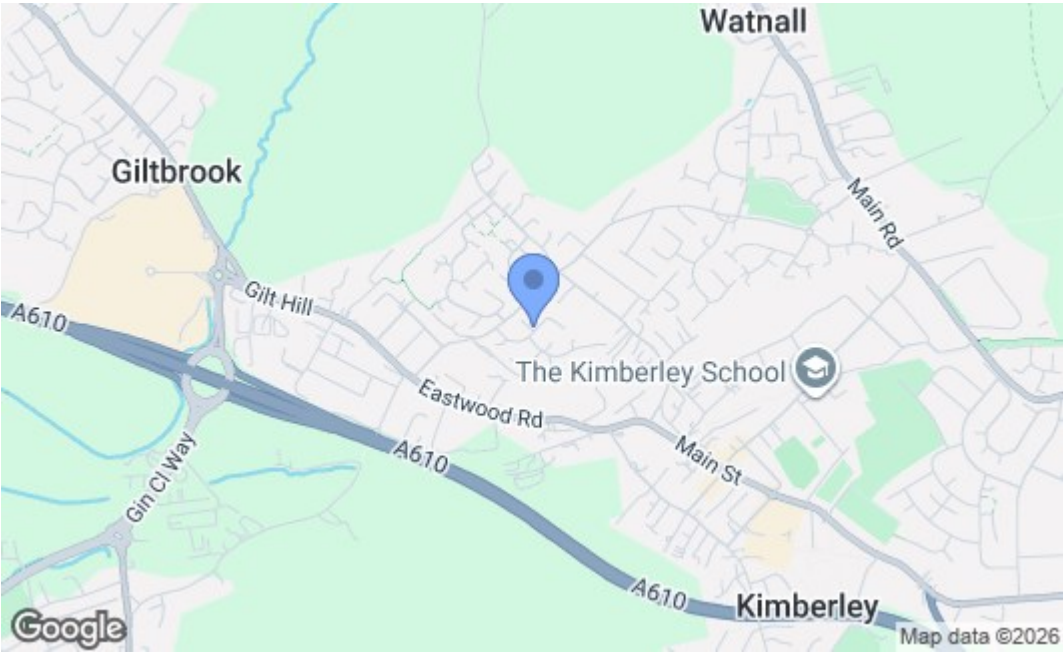
Situated on a larger than average corner plot with wraparound gardens to the front and side, laid mainly to lawn with well tended evergreen shrubs to the boundary. There is a paved pathway in front of the house. A block paved driveway provides parking for two vehicles and leads to the detached brick built single garage with up and over door, light and power, pitched tiled roof. The rear garden is walled, fenced and enclosed and offers an attractive landscaped area with paved patio area beyond the rear elevation, raised lawn with sleeper retaining wall. There is a rockery behind the garage and in one corner is a raised terraced composite decked area, great for alfresco dining and BBQing in the Summer months. Outside tap and light.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(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		

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