Robert Ellis

look no further. . .

Nottingham Road
Kimberley, Nottingham NG16 2NB

A TWO DOUBLE BEDROOM DETACHED HOUSE.

Offers In The Region Of

An instantly attractive two double bedroom traditional detached house on a generous plot.

Originally constructed as a three bedroom property, the first floor accommodation has been adapted by the current owner to provide for two double bedrooms and a generous bathroom with spa bath and separate shower area. It is possible for any future owner to reconfigure the space to provide three bedrooms once more.

This well presented and maintained property benefits from gas fired central heating served from a modern combination boiler, double glazing windows throughout, two generous reception rooms, as well as a conservatory enjoying aspects over the rear garden.

An attractive concrete forecourt provides ample off-street parking to an attached single garage. There are beautifully presented and mature rear gardens which have views over the adjacent Kimberley Town Football Ground.

Situated close to the town centre of Kimberley, which has a great variety of shops and facilities, including Sainsburys and many eateries. For those wishing to commute, the A610 is a short drive away which gives ease of access to Junction 26 of the M1 motorway and leads to Nottingham city centre. It also gives access to the park and ride for the Nottingham tram.

Internal viewing recommended.

ENTRANCE PORCH
Double glazed window and front entrance door. Double glazed window and door to hallway.

HALLWAY
Stairs to the first floor, understairs store cupboard, radiator. Doors to lounge, dining room and kitchen.

LOUNGE
12'5" x 11'5" increasing to 15'0" (3.81 x 3.49 increasing to 4.59)
Radiator, double glazed square bay window with French doors opening into the conservatory.

CONSERVATORY
12'2" x 10'10" (3.72 x 3.32)
uPVC double glazed construction with patio door leading to the rear garden.

DINING ROOM
15'3" x 11'5" (4.65 x 3.50)
Radiator, double glazed bay window to the front.

KITCHEN
15'1" x 8'5" (4.61 x 2.58)
Incorporating a fitted range of wall, base and drawer units, rolled edge work surfacing, inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing for washing machine and appliance space. Double glazed window to the side and double glazed patio door to the rear garden.

FIRST FLOOR LANDING
Double glazed window, fitted cupboard, hatch and ladder to partially boarded loft which houses the gas combination boiler (for central heating and hot water) installed approximately 2019.

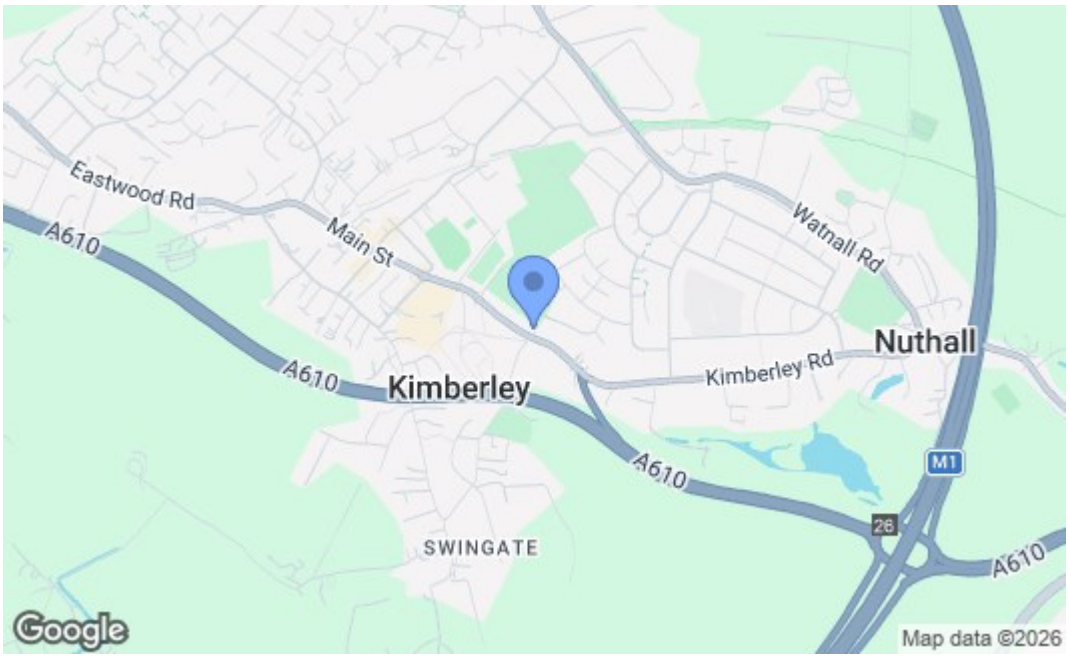
BEDROOM ONE
12'4" x 11'5" (3.77 x 3.49)
Radiator, double glazed bay window to the front.

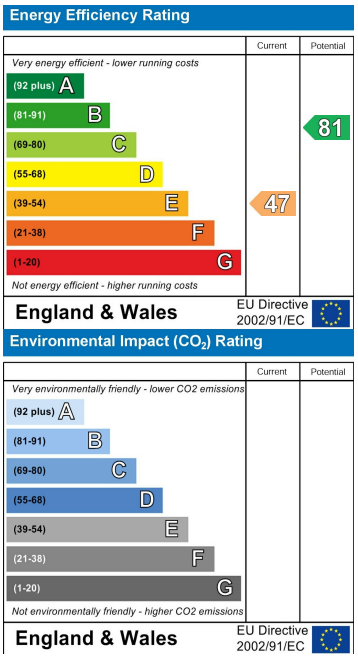
BEDROOM TWO
12'5" x 11'5" (3.8 x 3.49)
Radiator, double glazed window to the rear.

BATHROOM
13'1" x 8'5" (4 x 2.58)
This generous facility comprises wash hand basin with vanity unit, low flush WC, spa bath and walk-in raised shower area. Heated towel rail, double glazed window.

OUTSIDE
The property is set back from the road, partially walled-in to the front and fence to both sides. Attractive coloured pattern concrete forecourt providing off-street parking for two (if not more) vehicles. This, in turn, leads to an attached brick built garage. The rear garden is of a generous size and attractively landscaped with patio area, lawn and well tended beds. The rear boundary backs onto Kimberley Town Football Ground.

GARAGE
16'4" x 107'11" (5 x 32.9)
Electric up and over door, light, power and courtesy door to the rear garden.





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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk

0115 949 0044