



Aintree Close
Kimberley, Nottinghamshire NG16 2TT

£270,000 Freehold



Situated in a small cul de sac can be found this modern three bedroom detached house. Offered for sale in a ready to move into condition. The property has been particularly well maintained and improved over the years by the current owner.

The property has a semi open plan feel to the ground floor with an entrance hall leading through to a living room with archway to an impressive dining kitchen with a high quality fitted range of units and built-in appliances. Patio doors from this space lead to a large conservatory enjoying a pleasant aspect over the rear garden.

The property also benefits from a useful utility room which gives internal access to the garage and cloaks/WC. The property is centrally heated from a combination boiler, double glazed throughout, modern and contemporary shower room.

Set back from the road with an attractive pattern concrete forecourt providing parking for several vehicles. The rear gardens are gently tiered and attractively landscaped with a variety of themed areas.

Situated in this popular residential suburb in Kimberley, a small Nottinghamshire town with a variety of shops and facilities, including a Sainsburys and a number of restaurants, bistros and eateries. The property is a few minutes drive from the Ikea Retail Park at Giltbrook, as well as the A610 giving access to Junction 26 of the M1 motorway and Nottingham city centre.

An early internal viewing is recommended.



ENTRANCE HALL

Wall mounted electric heater, composite double glazed front entrance door, stairs to the first floor, engineered oak floor leading through into the living room.

LIVING ROOM

12'6" x 11'10" (3.83 x 3.63)

Coal effect gas fire with Adam-style surround, radiator, deep square double glazed bay window to the front, understair alcove with shelving. Archway through to dining kitchen.

DINING KITCHEN

15'2" x 9'5" (4.63 x 2.88)

The dining area has radiator and patio door opening through to the conservatory. The kitchen area has a comprehensive range of fitted wall, base and drawer units with high quality Mistral composite granite worktops and inset ceramic sink unit. Built-in Bosch electric oven, matching Bosch microwave, Bosch gas hob with Bosch extractor hood over. Integrated wine cooler and integrated under-counter fridge and freezer. Fitted breakfast bar. Double glazed window to the rear.

CONSERVATORY

15'10" x 7'2" (4.85 x 2.19)

Radiator, uPVC double glazed windows and double glazed French doors to the rear garden. Door to the utility room.

UTILITY ROOM

Incorporating a range of base units with work surfacing and inset stainless steel sink unit with single drainer. Plumbing and space for washing machine. Wall mounted 'Ideal' gas combination boiler (for central heating and hot water). Double glazed window to the rear, door to the garage and door to the cloaks/WC.

CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin, low flush WC.

FIRST FLOOR LANDING

Double glazed window, loft hatch, two useful built-in storage cupboards.

BEDROOM ONE

11'0" to wardrobes x 8'7" (3.36 to wardrobes x 2.64)

Mirror fronted wardrobes to one wall, radiator, double glazed window to the front.

BEDROOM TWO

9'4" x 8'8" (2.86 x 2.66)

Radiator, double glazed window to the rear.

BEDROOM THREE

6'11" x 6'4" (2.11 x 1.95)

Radiator, double glazed window to the front.

SHOWER ROOM

6'0" x 6'2" (1.85 x 1.9)

Incorporating a modern and contemporary three piece suite comprising wash hand basin with vanity unit and low flush WC with concealed cistern, "L" shaped walk-in shower with twin rose thermostatically controlled shower system. Heated towel rail, partially tiled walls, double glazed window.

OUTSIDE

To the front the property is set back from the road with an attractive pattern concrete driveway and forecourt providing parking for several vehicles. This leads to the garage. There is gated access to one side of the property leading to the rear garden. The rear garden is enclosed and attractively landscaped with a variety of themed areas with paved pathway, central garden laid to lawn, mature and well tended flower and shrub beds, side seating area and an attractive patio area at the floor of the plot with timber gazebo over. Shed, outside tap.

GARAGE

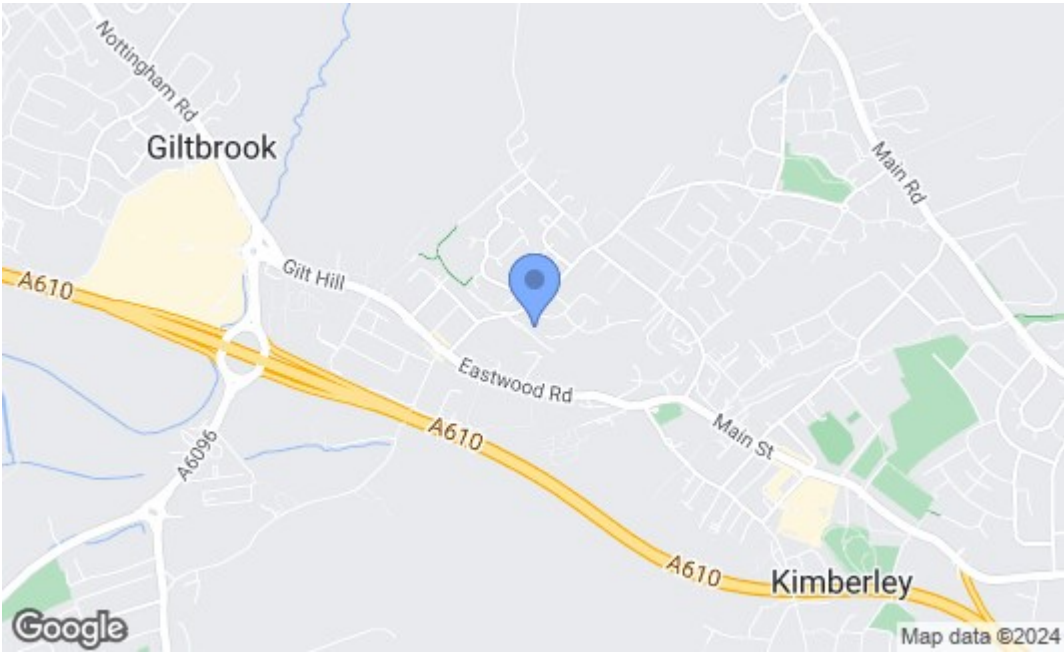
14'11" x 7'9" (4.57 x 2.38)

Up and over door to the front, light and power. Door to utility room.





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. Made with Metropix C2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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