



Ascot Avenue, Kimberley Nottingham NG16 2TU

welcome to

Ascot Avenue, Kimberley Nottingham

- No upward chain
- Four-bedroom detached family home
- Double garage
- Highly sought-after location
- Close to local amenities and transport links

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers over

£325,000

Entrance Hall

Welcoming entrance hall featuring a composite front door, attractive solid wood flooring, and providing access to the lounge and convenient ground floor WC.

W.C

Fitted with a low-level WC and vanity wash hand basin. Obscured uPVC double glazed window to the side elevation.

Lounge

16' 11" max x 15' 5" (5.16m max x 4.70m)
A spacious and inviting reception room featuring solid wood flooring, two radiators, staircase rising to the first floor, French doors opening into the conservatory, and an open-plan layout leading through to the dining room.

Conservatory

11' 10" x 10' 11" (3.61m x 3.33m)
The conservatory provides a bright and versatile additional reception space, ideal for both relaxing and entertaining. Flooded with natural light from full-height uPVC double glazed windows and a polycarbonate roof, the room also benefits from tiled flooring, a radiator, and French doors opening directly onto the rear garden. Bespoke fitted ceiling blinds offer effective temperature regulation and glare control, ensuring year-round comfort and enjoyment.

Dining Room

8' 10" x 7' 3" (2.69m x 2.21m)
Well-proportioned dining space with a uPVC double glazed window to the side elevation, radiator, solid wood flooring, and direct access into the kitchen.

Kitchen

12' 2" x 7' 10" (3.71m x 2.39m)

Fitted with a range of matching wall and base units complemented by work surfaces incorporating an inset sink and drainer. Integrated waist-height double electric oven and gas hob with extractor canopy above. Additional features include an integrated dishwasher, plumbing for a washing machine, a concealed boiler, tiled flooring, a uPVC double glazed window overlooking the front garden, and a timber door providing side access.

First Floor Landing

uPVC double glazed window to the front elevation, airing cupboard housing the hot water tank, loft access, and doors leading to all bedrooms and the family bathroom.

Bedroom One

13' x 10' 6" (3.96m x 3.20m)
Recently remodelled, the impressive Master bedroom is a generously proportioned double room, beautifully presented and finished to a high standard. The room benefits from fitted



view this property online williamhbrown.co.uk/Property/KBY110239



Property Ref:

KBY110239 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0115 938 5062



kimberley@williamhbrown.co.uk



39 Main Street, Kimberley, NOTTINGHAM,
Nottinghamshire, NG16 2NG



williamhbrown.co.uk