

**NO
CHAIN**

3 THE COURT YARD

ALMA HILL

KIMBERLEY

NOTTINGHAM

NG16 2JF



GUIDE PRICE £425,000

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ

TENURE

Freehold

- Fabulous & Unique Detached Property
- Four Bedrooms
- Four Reception Rooms
- Driveway & Tandem Garage
- Front & Rear Gardens plus Courtyard Area
- Good Size Plot
- Viewing Highly Recommended!

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DIRECTIONS

On leaving our Hucknall Office turn left onto the High Street and turn left onto Watnall Road. At the roundabout take the 2nd exit and stay on Watnall Road and go through the next roundabout. At the following roundabout take the 1st exit and continue onto Watnall Road. At the next roundabout take the 2nd exit and stay on Watnall Road. Continue to follow B6009 and turn left onto Main Road. Turn right onto Trough Road and turn right onto Holly Road. Continue onto High Spannia and continue onto Cliff Boulevard. Continue onto Maws Lane and turn right onto Cornfield Road. Turn left onto Alma Hill and turn right where the destination will be on the left. The property will be easily identified by our 'For Sale' board.

This is a stunning and stylish property unique in its character and will be attractive to those looking for spacious and versatile accommodation. From the moment you arrive at the gated driveway and take your first glimpse of this beautiful home, you will get a sense that this property is something special. However, its only by having an internal inspection that you can fully appreciate the size of this property, its flexibility and the statement that ownership of a home like this reflects. We consider that the discerning purchaser who is looking for an unusual home with its own brand of style and character will not be disappointed when they view this property. This fabulous home can be found tucked away in Kimberley with superb access road networks, good local amenities and schooling, within reasonable distance to Mansfield, Nottingham, Derby, M1 motorway and East Midlands Airport.

FRONT GARDEN

The property has a double width blocked paved driveway which provides parking for two vehicles with impressive gated access then to the remainder of the driveway providing further parking for numerous vehicles. It then leads to the double tandem length garage. Well maintained front garden which is predominantly laid to lawn with specimen planting and trees.



There is a pathway leading to the:

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ENTRANCE VESTIBULE

With double glazed windows and doors, floor tiling, power points, wall light points, thermostatically controlled radiator, sliding double glazed door opening into the hub of the house which is substantially open plan and arranged on two floors with impressive vaulted wooden ceiling with ceiling spot lights, large dining kitchen, ground floor snug, open stair case to a first-floor lounge, inner hallway given access to the remainder of this substantial property.

RECEPTION ROOM

With thermostatically controlled radiator, power points and ceiling light point.

KITCHEN

Which has been comprehensively fitted with a range of wall and base units in oak with granite work tops, coordinated tiled surrounds, 1 ½ bowl sink with mixer taps, integrated dish washer, integrated fridge, integrated freezer, integrated microwave, centre island with granite top, five ring gas hob with extractor above, integrated oven and grill, numerous power points, ceiling spot lights, ceramic floor tiling and a large double glazed window overlooking the front garden.



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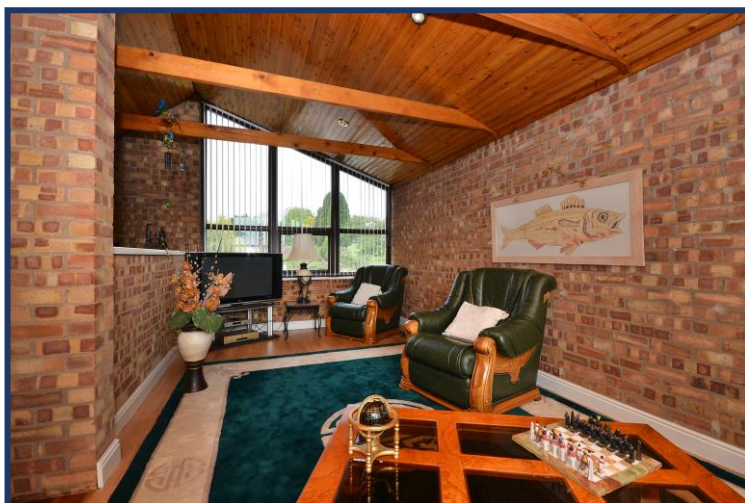
LIVING ROOM

With a convenient seating area, close to the partially open kitchen, feature fire place, power points, ceiling light point, double glazed patio doors overlooking and opening onto walled courtyard breakfast/dining area.



BALCONY LOUNGE

The open staircase leads to an impressive first floor lounge which is galleried to the ground floor, impressive windows to both front and rear elevations, thermostatically controlled radiator, numerous power points, telephone point and TV aerial point.



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Glazed panelled door from the reception area through to the:

DINING-ROOM

Which has UPVC double glazed window overlooking the front garden, UPVC double glazed patio doors opening onto and overlooking the courtyard, thermostatically controlled radiator, power points and ceiling light point.



MASTER BEDROOM

With a range of fitted bedroom furniture, UPVC double glazed tilt slide patio doors overlooking and opening onto the rear garden, thermostatically controlled radiator, power points and wall light points.



EN-SUITE

Which is tiled and has three-piece suite in white comprising panelled bath with shower over, closed coupled W.C, pedestal wash hand basin, radiator, floor tiling, ceiling light point and UPVC double glazed window to the rear.

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BEDROOM TWO

With UPVC double glazed sliding patio doors opening onto and overlooking the rear garden, thermostatically controlled radiator, power points, TV aerial point and ceiling spot lights.



BEDROOM THREE

With UPVC double glazed window overlooking the court yard, thermostatically controlled radiator and ceiling light point.



BEDROOM FOUR

With double glazed window into the conservatory, fitted bedroom furniture, thermostatically controlled radiator, power points and ceiling light point.



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STUDY

With a large work area, a range of wall and base units, fitted cupboards and drawers, number of point points, ceiling light point, thermostatically controlled radiator and access to insulated loft space.



LOFT SPACE

With ceiling light point and is part boarded to provide useful storage area.

UTILITY ROOM

With roll top work surfaces, a range of wall and base units, space and plumbing for washer, space for dryer, ceiling light point, ceramic floor tiling, UPVC double glazed doors opening into the:



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CONSERVATORY

With ceramic floor tiling, power points, UPVC double glazed patio doors giving access to the side and rear gardens.



BATHROOM

Five-piece suite comprising corner bath, wash hand basin, closed coupled W.C, bidet, shower cubicle, tiled floor, full wall tiling and ceiling light point.



The utility leads to the:

TANDEM GARAGE

Which has electric, ceiling light point, Worcester boiler, up and over door and door opening to the side garden area and rear.

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REAR GARDEN

The rear garden as a high degree of privacy and has been created to require a low level of maintenance with patio areas and specimen planting. There is a stocked fish pond with Pergola over.



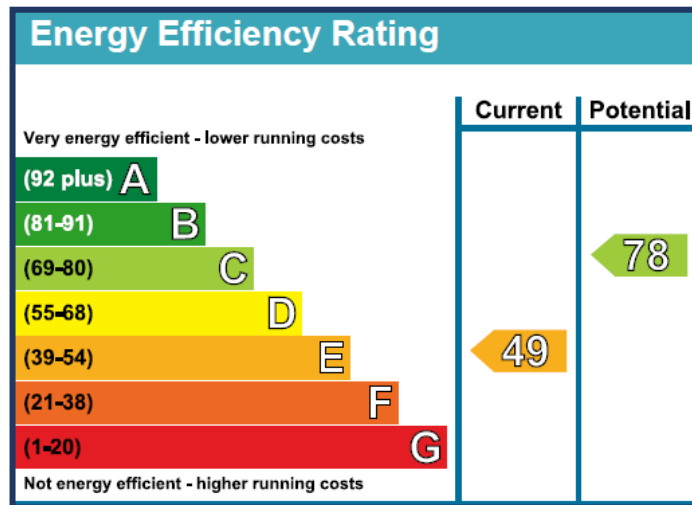
THE COURT YARD

There is a private court yard dining area accessed by both the hallway and dining room.



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EPC GRAPH



ADDITIONAL INFORMATION

Council Tax Band: E

Local Authority: Broxtowe Council

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FLOOR PLAN



1ST FLOOR
APPROX. FLOOR
AREA 20.3 SQ.M.
(218 SQ.FT.)

GROUND FLOOR
APPROX. FLOOR
AREA 176.9 SQ.M.
(1904 SQ.FT.)

TOTAL APPROX. FLOOR AREA 197.1 SQ.M. (2122 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients' investment.