

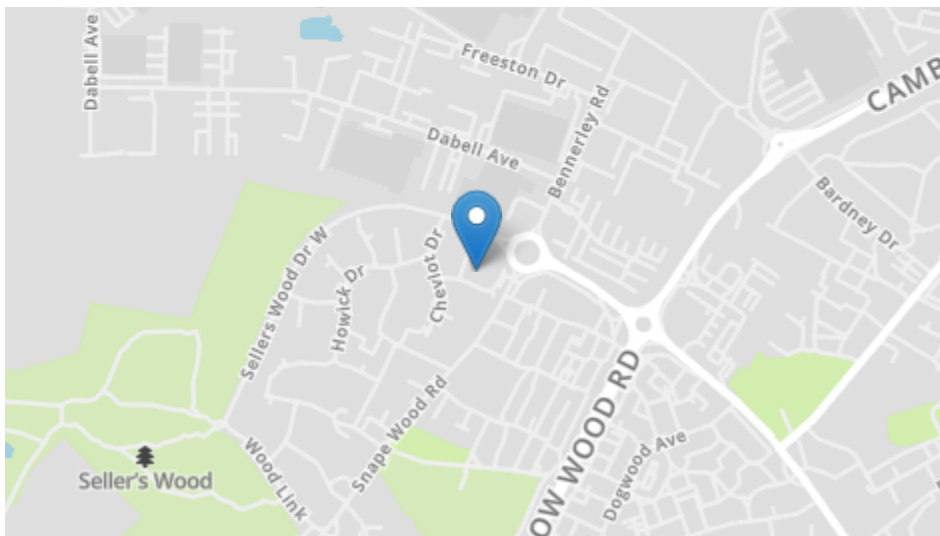
Fenroth Close, Nottingham, NG6 7FL

Offers Over £250,000



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want to view?  
Call us on 0115 938 5577  
Our lines are open 8am - 8pm  
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Ref - 28158620

- Extended Semi Detached Home
- 4 Bedrooms
- Study
- Downstairs Shower Room & Utility Room
- Off Road Parking
- Walking Distance To Amenities
- Ease Of Access To A610 & M1
- Corner Plot

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



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\*\*\* A HOME YOU CAN BE PROUD OF \*\*\* This deceptively spacious, FOUR BEDROOM extended semi detached property would suit the needs of all the family with ample versatile space both inside and out! Accommodation to the ground floor in brief comprises; entrance hall, lounge with open access to the dining kitchen, separate study, ground floor shower room and utility. To the first floor there are four bedrooms, family bathroom and en suite. Externally the property sits within a corner plot featuring a beautifully presented rear garden perfect for the summer months and off road parking. Fenroth Close is conveniently located within easy reach of a range of local amenities, both primary & secondary schools, transport links including Phoenix Park tram stop and bus routes into Nottingham City Centre. For those that commute, the A610 and M1 motorway are only a short drive away. This property ticks every single box and simply must be viewed to truly appreciate all on offer. Call our team today to arrange your viewing.

#### Ground Floor

##### Entrance Hall

Composite entrance door to the front, radiator, stairs to the first floor, engineered wooden flooring, French doors to the lounge and door to the study.

##### Lounge

4.0m x 3.5m (13' 1" x 11' 6") UPVC double glazed bay window to the front, radiator, under stairs storage, engineered wooden flooring, open to the dining kitchen.

##### Study

5.4m x 2.81m (17' 9" x 9' 3") UPVC double glazed bay window to the front, wood effect laminate flooring and radiator. Door to the utility room.

##### Dining Kitchen

4.78m x 3.31m (15' 8" x 10' 10") A range of matching wall & base units, work surfaces incorporating an inset Belfast sink. Integrated appliances to include: electric oven & gas hob with extractor over and dishwasher. Ceiling spotlights, breakfast bar offering further storage space, vertical radiator and tiled flooring. Open to the rear lobby and bi folding doors leading to the rear garden.

##### Rear Lobby

2.4m x 1.23m (7' 10" x 4' 0") Storage cupboard. UPVC double glazed French doors leading to the rear garden.

##### Utility Room

2.78m x 1.67m (9' 1" x 5' 6") A range of matching base units. Ceiling spotlights, plumbing for washing machine and dryer, chrome heated towel rail and uPVC double glazed window to the rear. Door to the shower room.

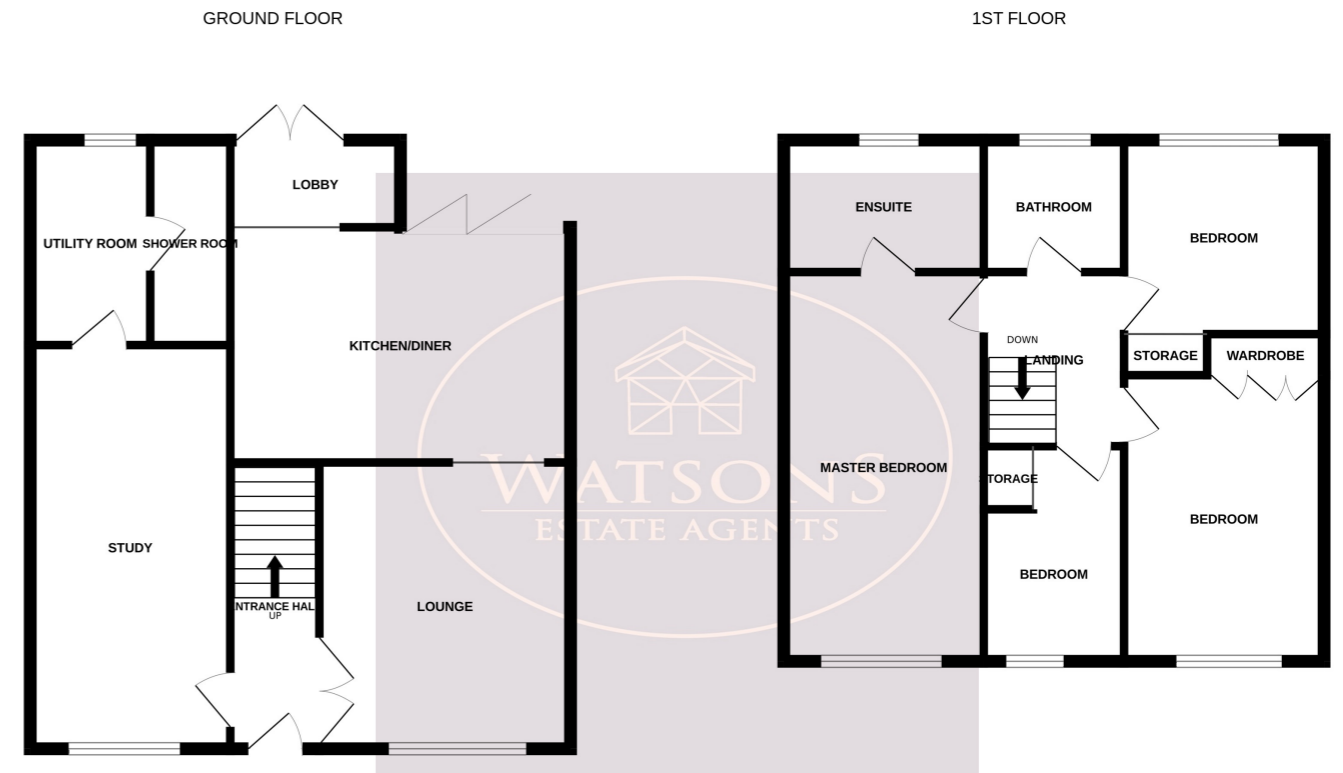
##### Shower Room

2.78m x 0.92m (9' 1" x 3' 0") 3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Extractor fan and ceiling spotlights.

#### First Floor

##### Landing

Engineered wooden flooring. Doors to all bedrooms and bathroom.



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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##### Primary Bedroom

5.4m x 2.81m (17' 9" x 9' 3") UPVC double glazed window to the front, engineered wooden flooring and radiator. Door to the en suite.

##### En Suite

1.9m x 1.52m (6' 3" x 5' 0") 3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Heated towel rail and obscured uPVC double glazed window to the rear.

##### Bedroom 2

4.07m x 2.76m (13' 4" x 9' 1") UPVC double glazed window to the front, fitted wardrobe, engineered wooden flooring and radiator.

##### Bedroom 3

2.8m x 2.74m (9' 2" x 9' 0") UPVC double glazed window to the rear, engineered wooden flooring, storage cupboard and radiator.

##### Bedroom 4

3.0m x 1.97m (9' 10" x 6' 6") UPVC double glazed window to the front, engineered wooden flooring, storage cupboard and radiator.

##### Bathroom

1.9m x 1.86m (6' 3" x 6' 1") 3 piece suite in white comprising WC, wall mounted sink & free standing bath with hand held mixer shower. Heated towel rail and obscured uPVC double glazed window to the rear.

##### Outside

The front of the property is brick paved which is enclosed by timber fencing to the perimeter and wrought iron gates to the front. The rear garden comprises a paved patio, raised flower bed borders with a range of plants and shrubs. Steps up to a turfed lawn, flower bed borders with a range of plants & shrubs, gravel borders and a child's timber built summer house. The garden is enclosed by timber fencing to the perimeter with gated access to the rear leading to the paved driveway which provides off road parking.