

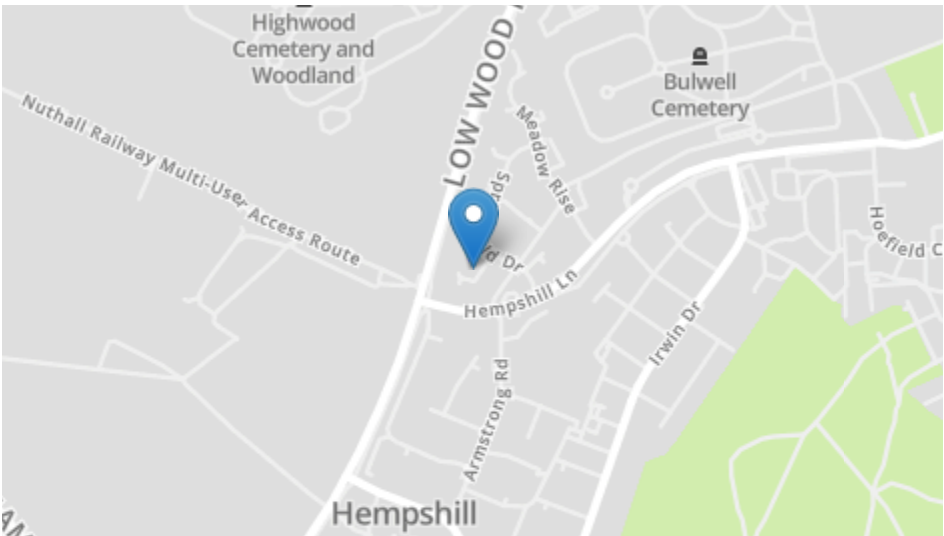
Rochester Court, NG6 8WL

£325,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	79
England, Scotland & Wales		
EU Directive 2002/91/EC		

want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 27681011



- Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Generous Modern Dining Kitchen
- Conservatory
- South West Facing Rear Garden
- Off Road Parking
- Cul De Sac Location

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.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** A PLACE TO CALL HOME *** A beautifully presented three bedroom detached property close to the border of Nuthall. Features include 2 reception rooms, a private south-west facing rear garden, conservatory & off road parking. Briefly comprising; entrance hallway, sitting room/study, lounge/diner, kitchen, conservatory. To the 1st floor, 3 bedrooms and bathroom. Outside, off road parking to the front providing off road parking & private south-west facing garden to the rear, perfect for summer entertaining. This popular location is popular amongst families & first time buyers, with excellent schools & road links, whilst the nearby town of Kimberley provides an array of amenities. Contact Watsons now to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, uPVC double glazed window to the front, stairs to the first floor, cloakroom and doors to the sitting room/study, lounge/diner and dining kitchen.

Lounge Diner

7.21m x 3.39m (23' 8" x 11' 1") UPVC double glazed bay window to the front, radiator, feature fireplace and door to the dining kitchen and sliding patio doors to the conservatory.

Sitting Room/Study

5.02m x 2.53m (16' 6" x 8' 4") UPVC double glazed window to the front, radiator. Access to the attic.

Dining Kitchen

4.94m x 3.09m (16' 2" x 10' 2") A range of matching wall & base units, wooden work surfaces incorporating an inset Belfast sink. Integrated appliances to include: double electric oven & 6 ring gas hob with extractor over, plumbing for washing machine, tumble dryer and dishwasher. UPVC double glazed window to the rear, radiator and door to the rear garden.

Conservatory

3.01m x 2.40m (9' 11" x 7' 10") UPVC double glazed construction, poly carbonate roof and door to the rear garden.

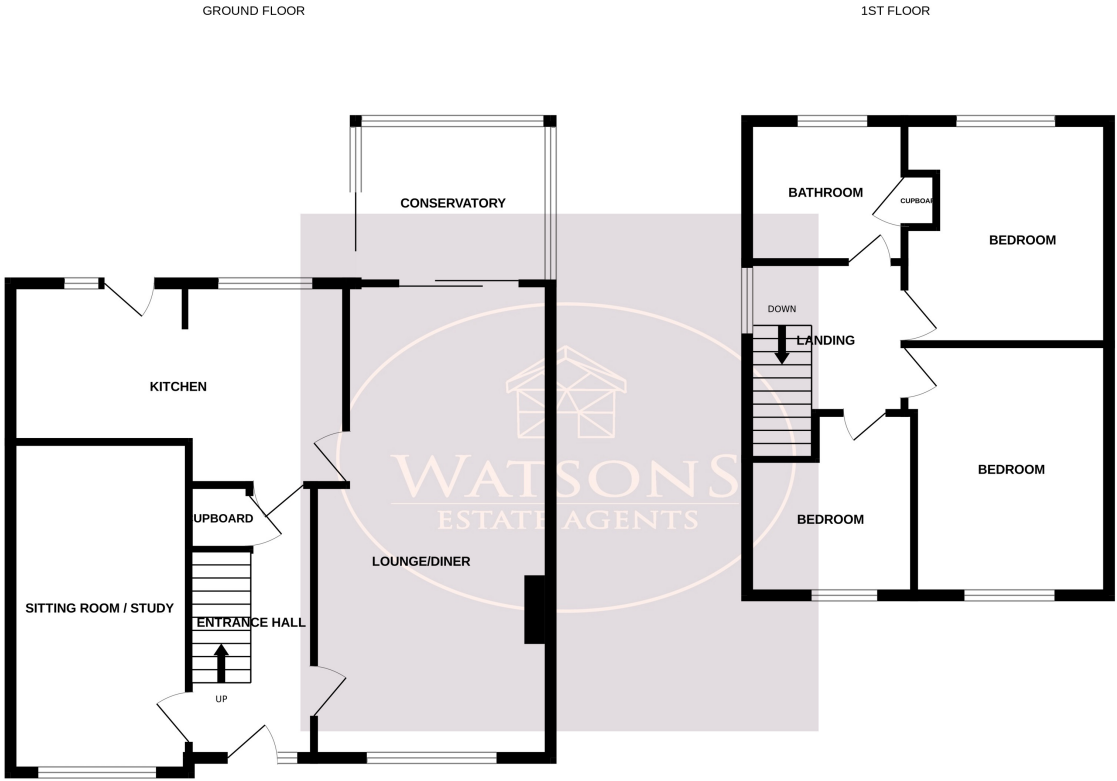
First Floor

Landing

UPVC double glazed window to the side, access to the attic (partly boarded) and doors to all bedrooms and bathroom.

Bedroom 1

3.93m x 3.42m (12' 11" x 11' 3") UPVC double glazed window to the rear and radiator.



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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Bedroom 2

3.55m x 3.07m (11' 8" x 10' 1") UPVC double glazed window to the front and radiator.

Bedroom 3

2.54m x 2.28m (8' 4" x 7' 6") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and 11 jet Jacuzzi bath with electric shower over. Obscured uPVC double glazed window to the rear, heated towel rail and airing cupboard.

Outside

To the front of the property is a turfed lawn and gravel beds. A tarmacadam driveway provides ample off road parking. The South West facing rear garden offers a good level of privacy and comprises a paved patio seating area, gravel beds, turfed lawn and timber built summer house. The garden is enclosed by timber fencing to the perimeter with gated access to the side.