

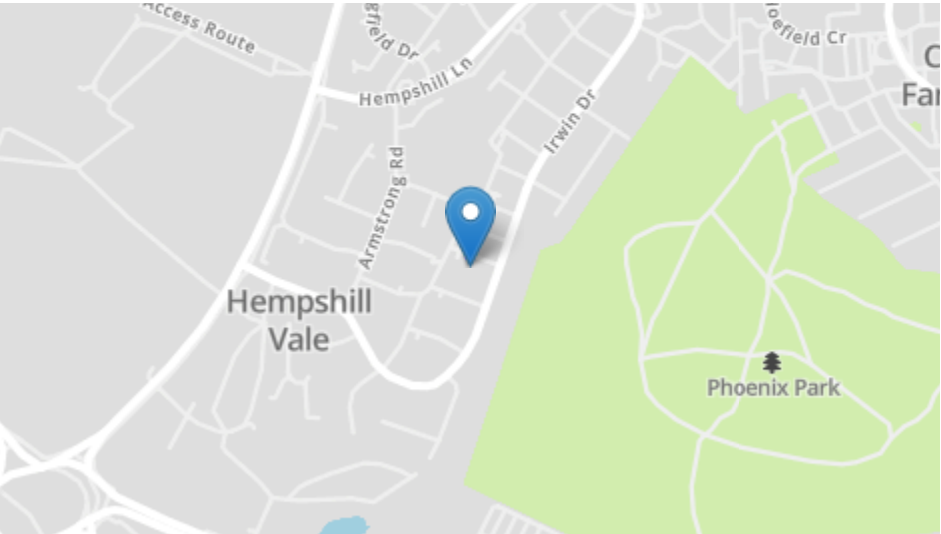
Collins Close, NG6 7AH

Offers Over £220,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Driveway, Carport & Garage
- Cul De Sac Location
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- No Upward Chain

Our Seller says....

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 - 28885477

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





**\*\*\*MORE THAN MEETS THE EYE ON COLLINS CLOSE\*\*\*** Brought to the market with no upward chain, an impressive & extended three bedroom semi-detached home on the popular 'Hempshill Vale' estate. Features include two reception rooms, spacious dining kitchen, car port, garage, and a private garden. Briefly comprising; entrance hallway, lounge, dining room, breakfast kitchen. To the first floor, three bedrooms and bathroom. Outside, to the front is a lawned garden, driveway and car port, leading to the garage. To the rear is a privately enclosed garden. Hempshill vale is a well regarded estate lying within easy reach of excellent amenities including the towns of Kimberley and Bulwell, along with schools and road links, meaning access to the city is easy and close by. Contact Watsons to arrange a viewing.

**Ground Floor**

**Entrance Hall**

Stairs to the first floor, under stairs storage, radiator and door to the lounge.

**Lounge**

4.19m x 3.84m (13' 9" x 12' 7") UPVC double glazed window to the front, radiator, wood effect laminate flooring, feature fire place with inset space for fire and open to the dining room.

**Dining Room**

4.79m x 3.2m (15' 9" x 10' 6") UPVC double glazed window to the side, radiator, wood effect laminate flooring and open to the breakfast kitchen.

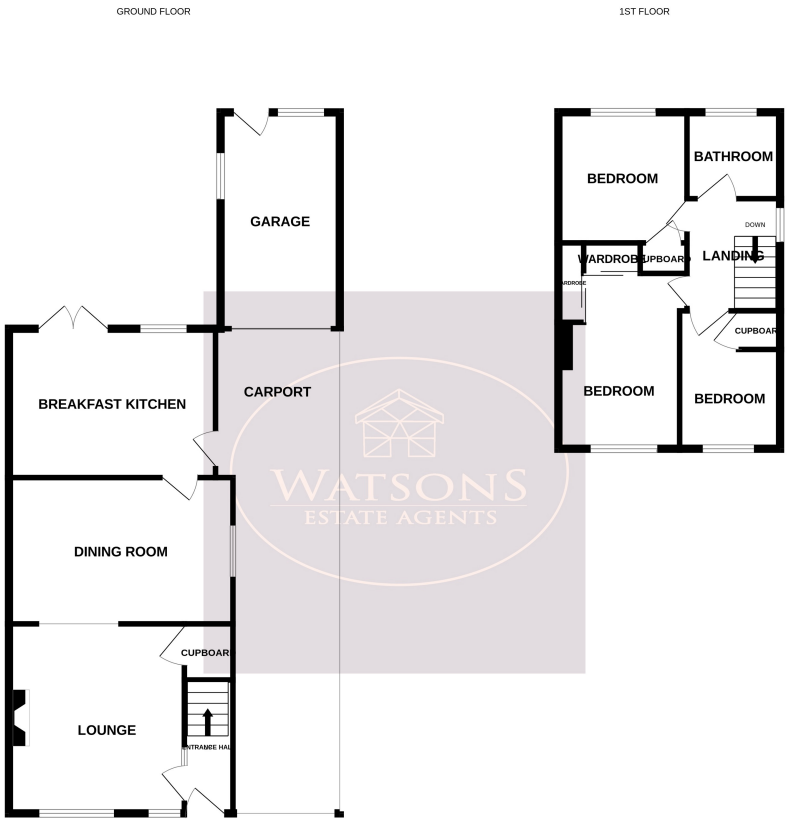
**Breakfast Kitchen**

4.36m x 3.93m (14' 4" x 12' 11") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for Range style cooker with extractor over, plumbing for washing machine, wood effect laminate flooring, breakfast bar, uPVC double glazed window to the rear, tiled flooring, radiator and door to the car port. French doors 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.



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 6/2025

**Bedroom 1**

4.07m x 2.68m (13' 4" x 8' 10") UPVC double glazed window to the front, a range of fitted furniture, wood effect laminate flooring and radiator.

**Bedroom 2**

2.89m x 2.81m (9' 6" x 9' 3") UPVC double glazed window to the rear, storage cupboard, wood effect laminate flooring and radiator.

**Bedroom 3**

3.13m x 2.09m (10' 3" x 6' 10") UPVC double glazed window to the front, storage cupboard, wood effect laminate flooring and radiator.

**Bathroom**

3 piece suite in white comprising WC, vanity sink unit and bath with shower over. Obscured uPVC double glazed window to the rear and radiator.

**Outside**

To the front of the property is a turfed lawn and flower bed borders with a range of plants & shrubs. A concrete driveway provides ample off road parking and leads to the carport. The rear garden comprises a decorative paved patio seating area, turfed lawn and door to the single detached garage with up & over door, power, door to the side and uPVC double glazed windows to the rear & side. The garden is enclosed by timber fencing to the perimeter.