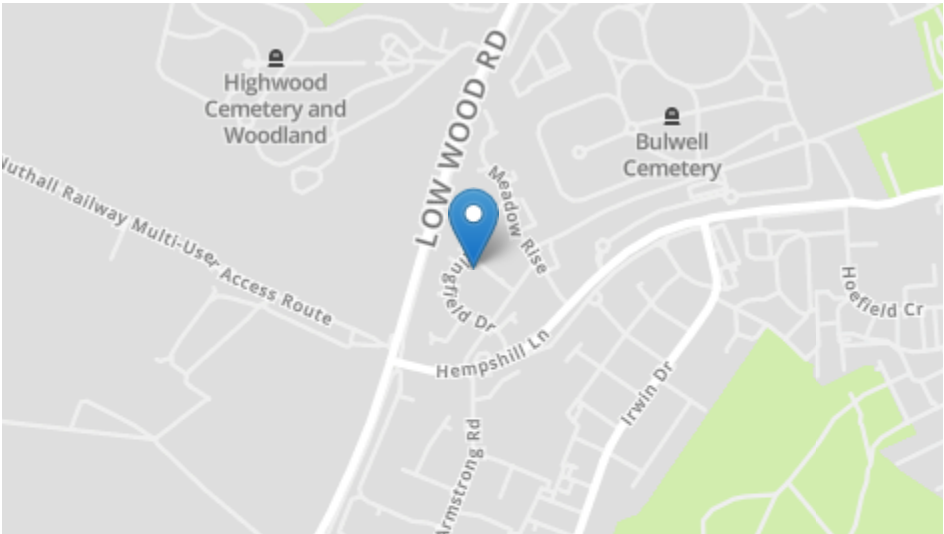


Guide Price £325,000



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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		
	71	77
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 - 29415195

Our Seller says....

- Detached House
- 4 Bedrooms
- Generous Lounge Diner
- 2 Reception Rooms
- Downstairs WC & Utility Room
- En Suite & Family Bathroom
- Off Road Parking
- Corner Plot
- Ease of Access to A610 & M1

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



*** GUIDE PRICE £325,000 - £350,000 *** *** 'SPRING' INTO ACTION WITH SPRINGFIELD DRIVE *** Located on the ever popular 'Hempshill Vale' estate and on a corner plot is this superb four bedroom detached family home. Benefiting from two reception rooms, a downstairs WC, utility room, en-suite to primary bedroom, and private rear garden. Briefly comprising; entrance hallway, downstairs WC, lounge/diner, study, kitchen, utility room. To the first floor, four good sized bedrooms, primary with en-suite, and family bathroom. Outside, generous driveway to the front providing ample off road parking, and privately enclosed garden to the rear. Hempshill Vale is located within easy access to a number of towns including Nuthall, Kimberley, and Bulwell, so a range of amenities are close by, along with excellent road links and schools. Contact Watsons to arrange a viewing.

Ground Floor

Storm Porch

UPVC double glazed door to the entrance hall.

Entrance Hall

Radiator, stairs to the first floor, built in storage cupboard and doors to the lounge diner, kitchen and sitting room.

Lounge Diner

7.26m x 3.60m (23' 10" x 11' 10") UPVC double glazed bay window to the front, radiator, feature fire place with inset space for fire and French doors to the rear garden.

Sitting Room

5.11m x 2.67m (16' 9" x 8' 9") UPVC double glazed window to the front, ceiling spotlights, radiator.

Breakfast Kitchen

3.48m x 3.04m (11' 5" x 10' 0") 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. Integrated dishwasher, wine fridge, uPVC double glazed window to the rear, tiled flooring, ceiling spotlights, radiator and door to the utility room.

Utility Room

2.17m x 1.89m (7' 1" x 6' 2") A range of matching wall & base units, integrated fridge freezer, wall mounted combination boiler, uPVC double glazed window to the side. Doors to the rear garden and WC.

WC

Obscured uPVC double glazed window to the side, WC, pedestal sink unit, chrome heated towel rail and tiled flooring.

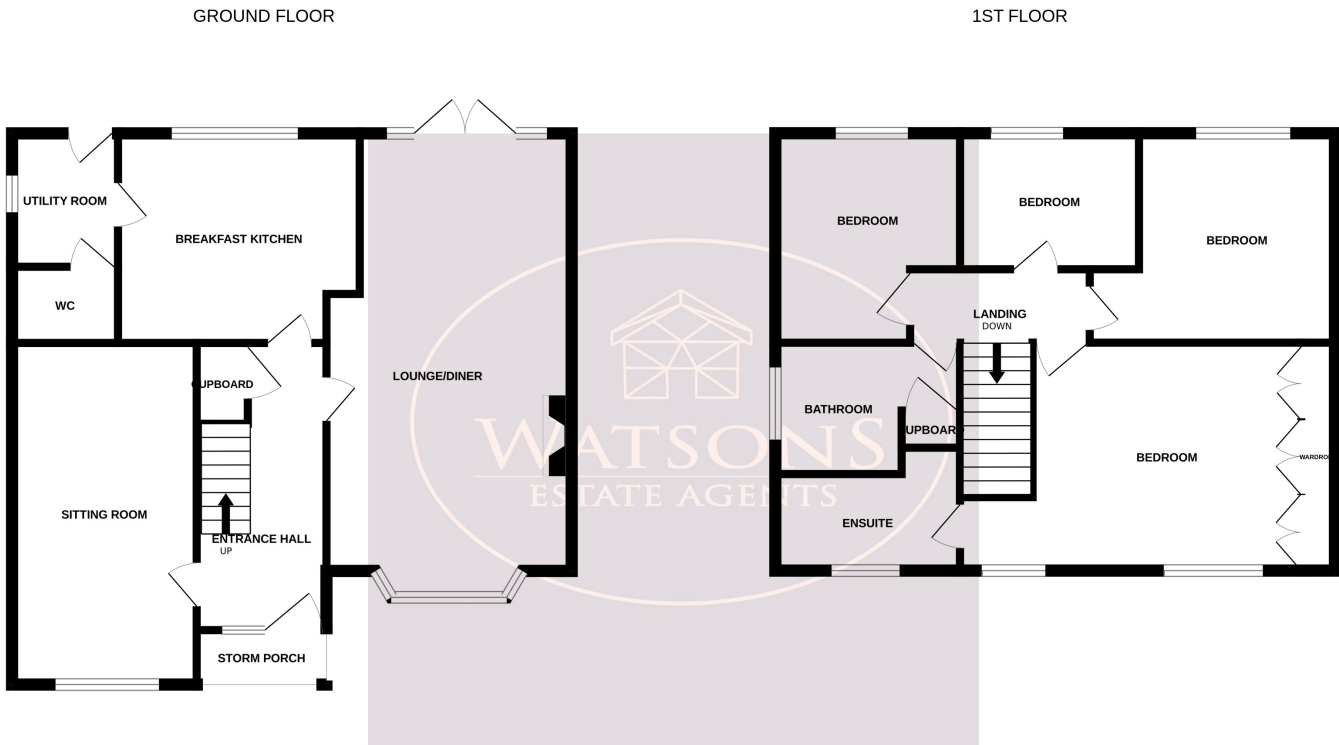
First Floor

Landing

Access to the attic, radiator and doors to all bedrooms and bathroom.

Primary Bedroom

3.92m x 3.49m (12' 10" x 11' 5") 2 uPVC double glazed windows to the front, wall to wall, floor to ceiling fitted wardrobes, radiator and door to the en suite.



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 ©2025

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Obscured uPVC double glazed window to to the front, chrome heated towel rail and ceiling spotlights.

Bedroom 2

3.62m x 3.05m (11' 11" x 10' 0") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.24m x 2.69m (10' 8" x 8' 10") UPVC double glazed window to the rear and radiator.

Bedroom 4

2.7m x 2.07m (8' 10" x 6' 9") UPVC double glazed window to the rear and radiator.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and shower cubicle. Obscured uPVC double glazed window to the side, chrome heated towel rail and storage cupboard.

Outside

To the front and side of the property is a turfed and flower bed borders with a range of mature plants & shrubs. A paved driveway provides ample off road parking. Other features include an electric car charging point and external tap. The rear garden offers a good level of privacy and comprises a paved patio seating area, turfed lawn, flower bed borders with a range of mature plants & shrubs and timber built shed. The garden is enclosed by wall & timber fencing to the perimeter with gated access to the side.

AGENTS NOTE

The seller has informed us that the boiler is located in the utility room and was serviced October 2024.