

Apollo Drive, NG6 7AE

Guide Price £240,000



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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         | 89        |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | 71        |
| (55-68)                                     | <b>D</b> |                         |           |
| (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
- Modern Fitted Kitchen
- Driveway & Garage
- Low Maintenance South Facing Rear Garden
- Excellent Road & Public Transport Links
- Ease of Access to M1 & A610
- Fully Renovated Throughout
- 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 - 28648604

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 £240,000 - £250,000 \*\*\* WE HAVE LIFT OFF! \*\*\* Fully refurbished and professionally styled, this 3 bed semi is one of the best we have seen in the ever popular Hemps Hill Vale area. With no upward chain, it is turn key ready and we believe the first to view will buy. The accommodation comprises in brief: entrance hall, lounge with french doors to a superb newly fitted dining kitchen, upstairs landing to the 3 good size bedrooms and a beautiful chic shower room. Outside has also been redone to provide immaculate low maintenance space which is perfect for busy families and young professionals. A relaid tarmac driveway alongside the property leading to a detached garage provides great off street parking to complete what is an simply superb semi in a great location. Families will appreciate the favoured school catchment, but this location also enjoys excellent transport links with easy access to bus, tram park & ride, as well as the M1 motorway. Call our friendly team now to arrange a viewing.

## Ground Floor

### Entrance Hall

Composite entrance door to the front, stairs to the first floor and door to the lounge.

### Lounge

4.2m x 3.84m (13' 9" x 12' 7") UPVC double glazed window to the front with Plantation shutters, radiator, ceiling spotlights and feature integrated bio ethenol fire.

### Dining Kitchen

4.76m x 3.2m (15' 7" x 10' 6") A range of matching high gloss wall & base units, granite work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven & microwave, induction hob with extractor over, fridge, freezer, washing machine & dishwasher. Wood effect laminate flooring, ceiling spotlights, vertical radiator, USB sockets, French doors & single door to the rear garden with integrated shutter blinds.

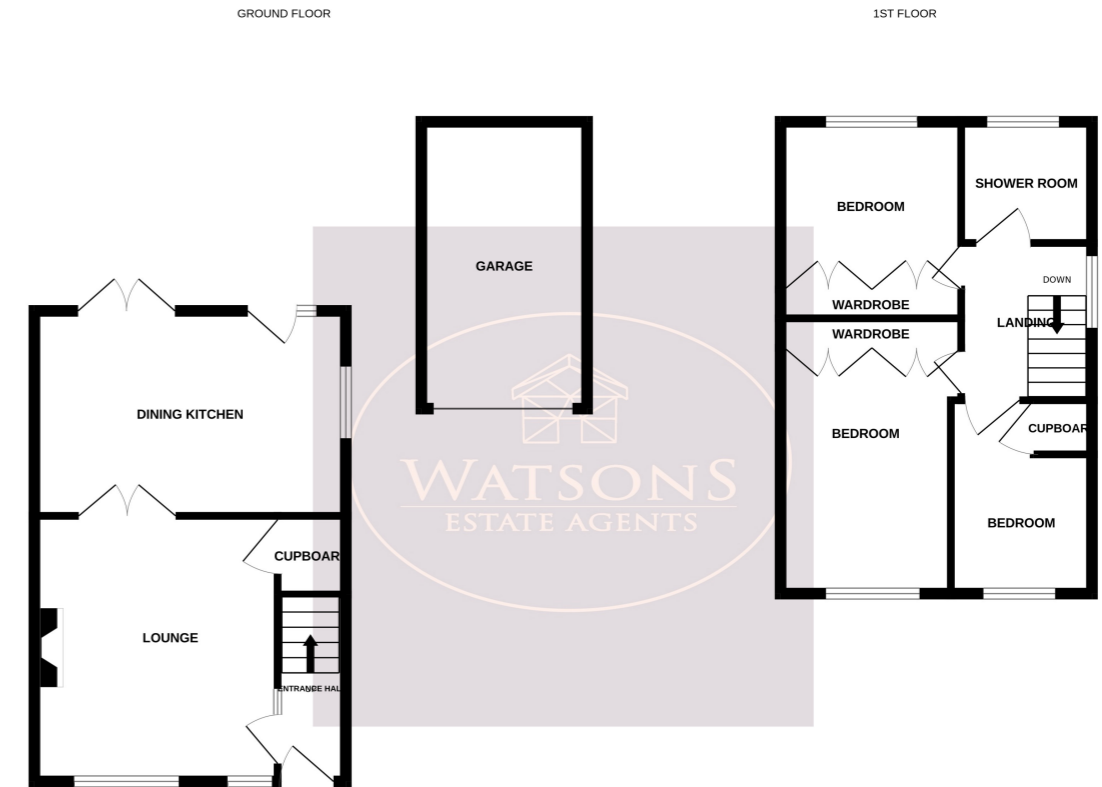
## First Floor

### Landing

UPVC double glazed window to the side with Plantation shutters, access to the attic (fully boarded with drop down ladder, power and power), doors to all bedrooms and bathroom. Feature glass balustrades.

### Bedroom 1

4.23m to the wall x 2.72m (13' 11" x 8' 11") UPVC double glazed window to the front, fitted wardrobes with integrated drawers and vertical 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

3.17m x 2.83m (10' 5" x 9' 3") UPVC double glazed window to the rear, fitted wardrobes with integrated drawers, ceiling spotlights and vertical radiator.

### Bedroom 3

2.13m x 2.05m (7' 0" x 6' 9") UPVC double glazed window to the front, built in wardrobe/storage cupboard housing the Worcester Bosch combination boiler. Ceiling spotlights and vertical radiator.

### Bathroom

3 piece suite in white comprising concealed cistern WC, vanity sink unit with feature table top sink and shower cubicle with dual rainfall effect shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property are flower bed borders with a range of plants & shrubs. Running alongside the property, a tarmac driveway provides ample off road parking leading to the detached garage measuring 4.85m x 2.85m with up & over door and power. The rear garden comprises a timber decking seating area, turfed lawn, flower bed borders with a range of plants & shrubs, external tap & power points, security light and is enclosed by timber fencing to the perimeter with gated access to the side.