

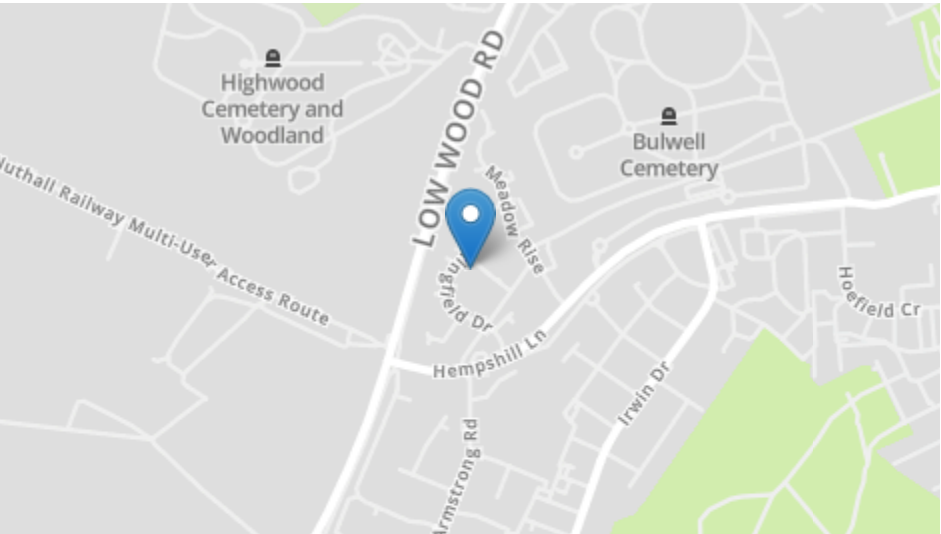
Springfield Drive, NG6 8WD

Offers Over £230,000



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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		
	72	78
England, Scotland & Wales	EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- Generous Lounge Diner
- Off Road Parking
- South Facing Rear Garden
- Cul De Sac Location
- Popular Residential Location
- Ease of Access To A610 & M1

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 - 29482188

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



*** GET A 'SPRING' IN YOUR STEP ONTO THE LADDER *** A fantastic first time buy opportunity on the popular Hempsill Vale estate with this brilliant three bedroom semi-detached property located in a cul-de-sac position. Features include two reception rooms, off road parking, and a south-facing rear garden. Briefly comprising; entrance porch, hallway, lounge, dining room, kitchen. To the first floor, three bedrooms and bathroom. Outside, driveway to the front providing off road parking, and a private south-facing rear garden. Hempsill Vale offers superb transport links with the A610 close by providing easy access to Nottingham, along with bus and tram links. The nearby towns of Kimberley and Bulwell cater for all day to day needs. Contact Watsons to arrange a viewing.

Ground Floor

Porch

Brick & uPVC double glazed construction, door to the side and door leading to the entrance hall.

Entrance Hall

Stairs to the first floor and door to the lounge.

Lounge

4.37m x 4.11m (14' 4" x 13' 6") UPVC double glazed window to the front and radiator. Feature fireplace with inset space for fire with marble surround and hearth. Open to the dining area and door to the kitchen.

Dining Area

2.83m x 2.57m (9' 3" x 8' 5") Radiator and uPVC double glazed French doors to the rear garden.

Kitchen

2.85m x 2.63m (9' 4" x 8' 8") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for cooker with extractor over. Integrated fridge freezer, radiator, plumbing for washing machine. Door to the pantry and composite door to the rear garden.

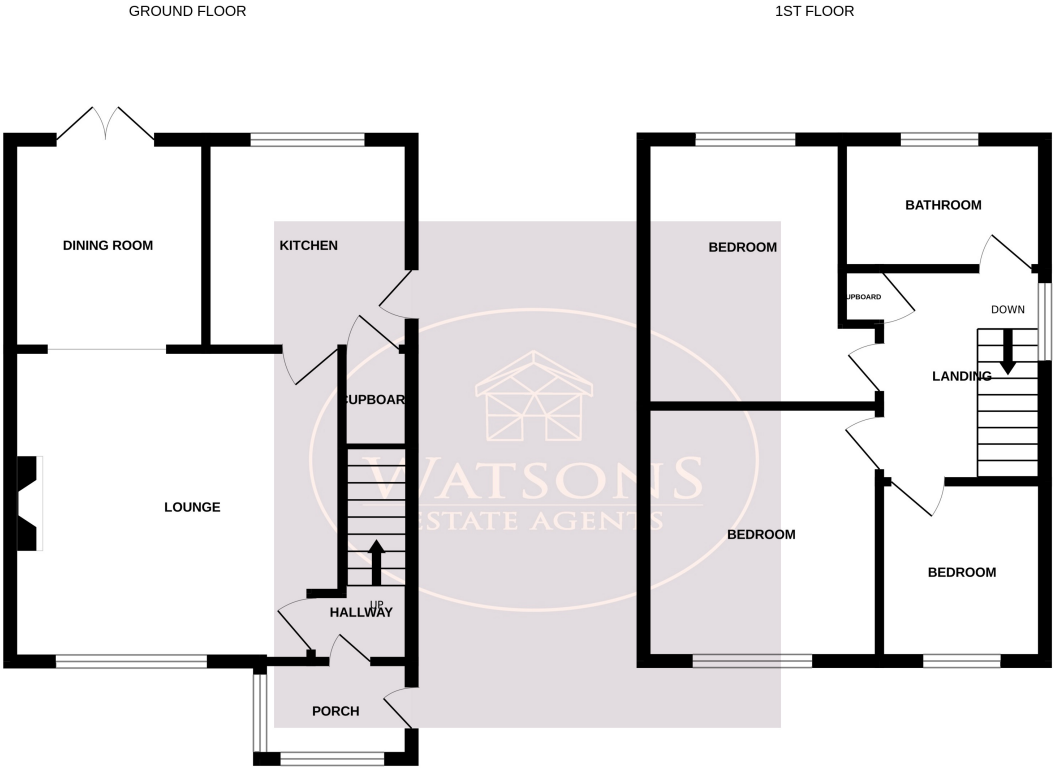
First Floor

Landing

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

Bedroom 1

3.45m x 3.11m (11' 4" x 10' 2") UPVC double glazed window to the front 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

3.73m x 3.22m (12' 3" x 10' 7") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.5m x 2.06m (8' 2" x 6' 9") UPVC double glazed window to the rear 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, chrome heated towel rail and ceiling spotlights.

Outside

To the front of the property is a turfed lawn with flower bed borders with a range of plants & shrubs. A tarmac driveway running alongside the property provides ample off road parking. The South facing rear garden offers a good level of privacy and comprises a paved patio seating area, turfed lawn, flower bed borders with a range of plants & shrubs and 2 timber built sheds. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

AGENTS NOTE

The seller has provided us with the following information: the boiler is in the loft and is 11 years old. The boiler was last serviced October 2024.