

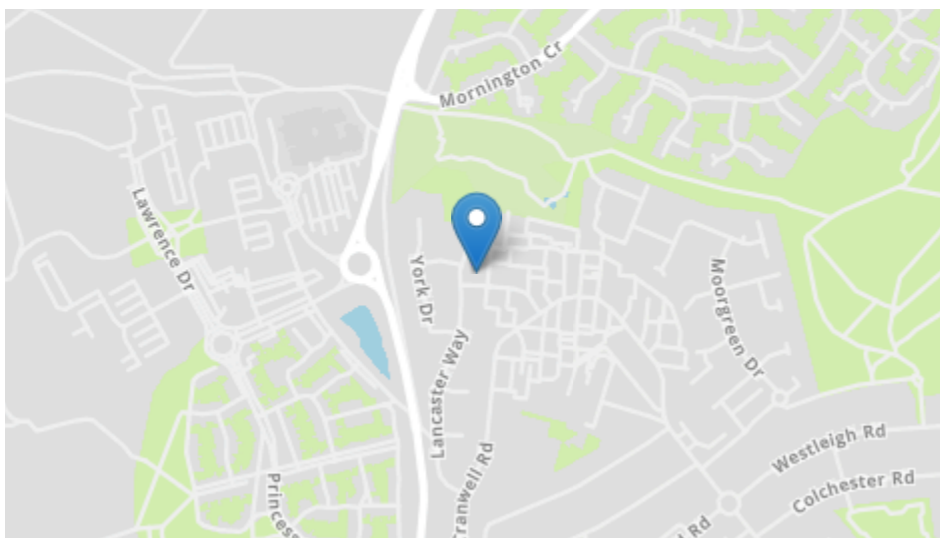
Halifax Court, Nottingham, NG8 6PG

£260,000



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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			
		65	81
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 - 27607498

- Extended Detached Family Home
- 4 bedrooms
- Dining Kitchen
- Utility Room & WC
- Conservatory
- Driveway & Garage
- Popular Residential Location
- Walking Distance To Local Park

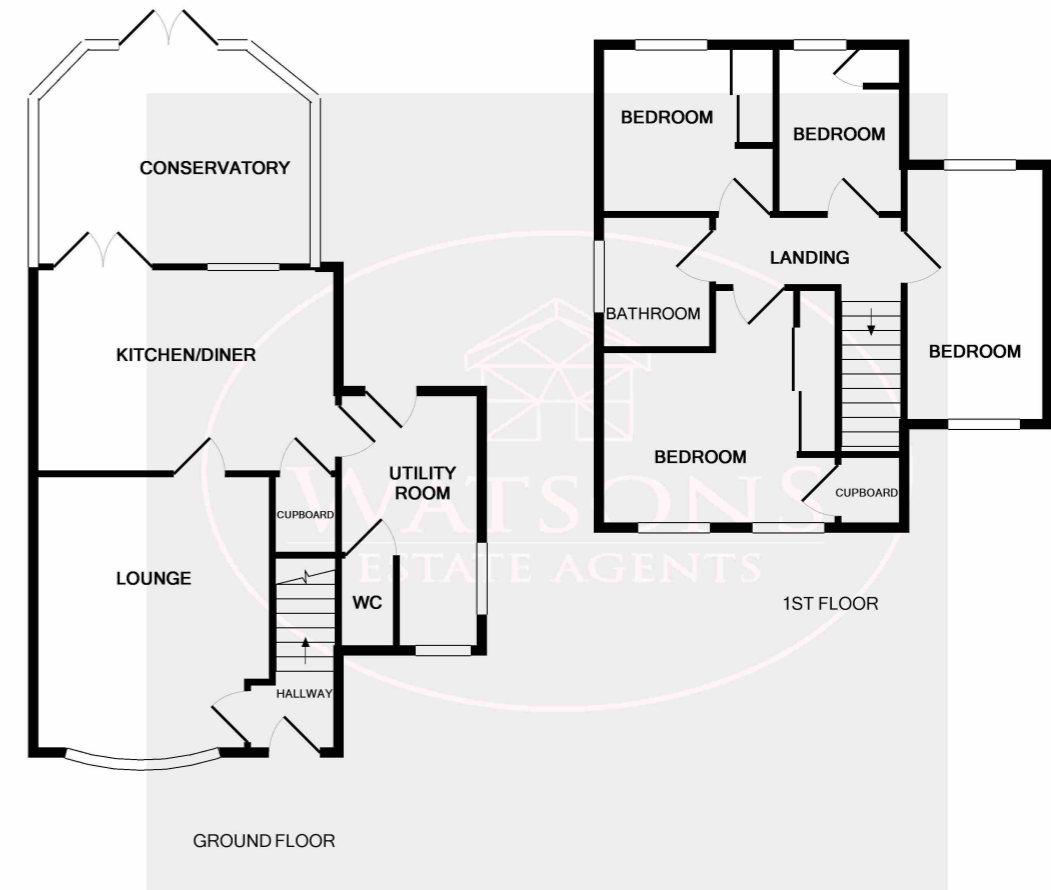
Our Seller says....
 "We've lived here for 17 years and have enjoyed the easy access to the countryside and peacefulness of our location."

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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*** ROOM FOR ALL THE FAMILY *** This EXTENDED detached family home is positioned at the end of a quiet CUL-DE-SAC, and would suit a growing family looking for a long term home. The ground floor accommodation in brief comprises: entrance hall, WC, lounge, dining kitchen, utility room and a conservatory overlooking the rear garden. On the first floor, the landing leads to the 4 bedrooms and family bathroom which is fitted with a white suite. Outside, the gardens are fairly low maintenance and comprise of a patio area and turfed lawn enclosed by timber fencing. Halifax Court is situated on a reasonably modern development amongst similar properties, with easy access to shops, amenities, schools, bus stops and recreational parks - perfect for buyers with children. Furthermore, the property is offered for sale with NO UPWARD CHAIN, so book your viewing today and you could be in before the new school year starts! Call Watsons on 0115 938 5577 to book your viewing and avoid disappointment.

Entrance Hall

UPVC entrance door, stairs to first floor, radiator and door to the lounge.

Lounge

3.96m x 3.47m (13' 0" x 11' 5") UPVC double glazed window to the front, radiator, real flame gas fire & fireplace surround and wood effect laminate flooring.

Dining Kitchen

4.48m x 2.97m (14' 8" x 9' 9") A range of matching shaker style wall & base units, work surfaces incorporating a one and a half bowl sink & drainer unit. Electric oven & halogen hob with extractor over. Under stairs storage cupboard, UPVC double glazed window to the front, tiled flooring and uPVC double glazed French doors to the conservatory.

Utility Room

3.74m x 2.05m (12' 3" x 6' 9") Wall & base units, work surfaces incorporating a one and a half bowl sink & drainer, plumbing for washing machine. UPVC double glazed windows to the side and front, uPVC double glazed door to the rear and door to the WC.

WC

WC and wall mounted wash hand basin.

Conservatory

4.2m x 3.2m (13' 9" x 10' 6") Brick and uPVC construction with pitched roof, wood effect laminate flooring, radiator and French doors leading to the garden.

Landing

Access to attic, radiator. Doors to the 4 bedrooms & bathroom.

Bedroom 1

3.52m x 2.63m (11' 7" x 8' 8") 2 uPVC double glazed window to the front, radiator over stair cupboard and floor to ceiling mirrored sliding door wardrobes.

Bedroom 2

3.72m x 2.06m (12' 2" x 6' 9") UPVC double glazed window to the front & rear, wood effect laminate flooring, access to attic, radiator.

Bedroom 3

2.62m x 2.46m (8' 7" x 8' 1") UPVC double glazed window to the rear, fitted sliding door wardrobes, wood effect laminate flooring, radiator.

Bedroom 4

2.46m x 1.82m (8' 1" x 6' 0") UPVC double glazed window to the rear, radiator and cupboard housing the combination boiler.

Bathroom

3 piece suite comprising WC, sink and bath with shower over. Obscured uPVC double glazed window to the side, chrome heated towel rail, spotlights to ceiling, tiled flooring.

Outside

To the front of the property a driveway provides off road parking. Double gates lead to a further car parking space and a detached double garage with up and over door. The rear garden is lawned with a paved patio, lawn and flowerbed borders containing a range of plants & shrubs. The garden is enclosed by timber fencing and conifers providing a decent level of privacy.