

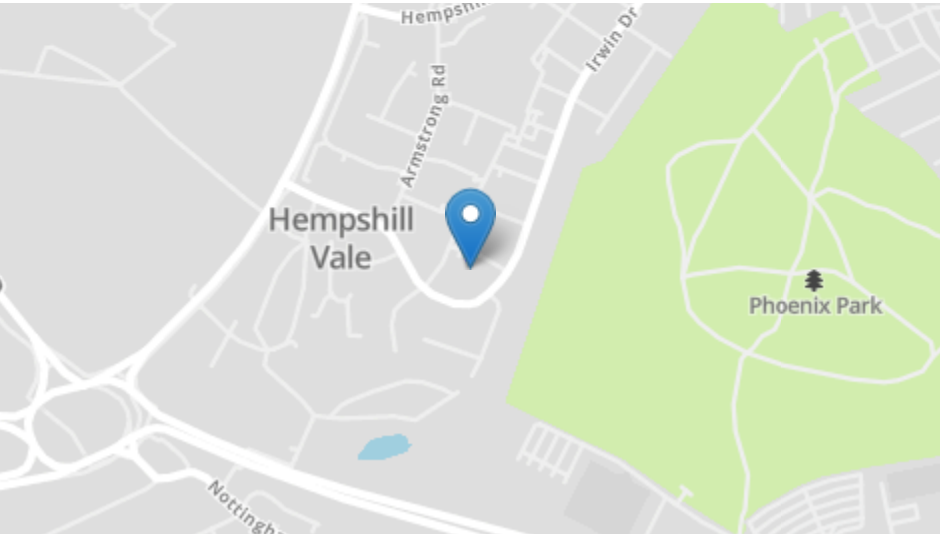
Young Close, Nottingham, NG6 7AL

Offers Over £400,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	63	75
England, Scotland & Wales	EU Directive 2002/91/EC	



- Extended Semi Detached Family Home
- 5 Bedrooms
- 4 Reception Rooms
- 4 Bathrooms
- West Facing Rear Garden
- Off Road Parking & Detached Garage
- Corner Plot
- Excellent Transport Links
- Popular Residential Location
- Favoured School Catchment

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 - 28704814

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40 Main Street, Kimberley, NG16 2LY  
www.watsons-residential.co.uk

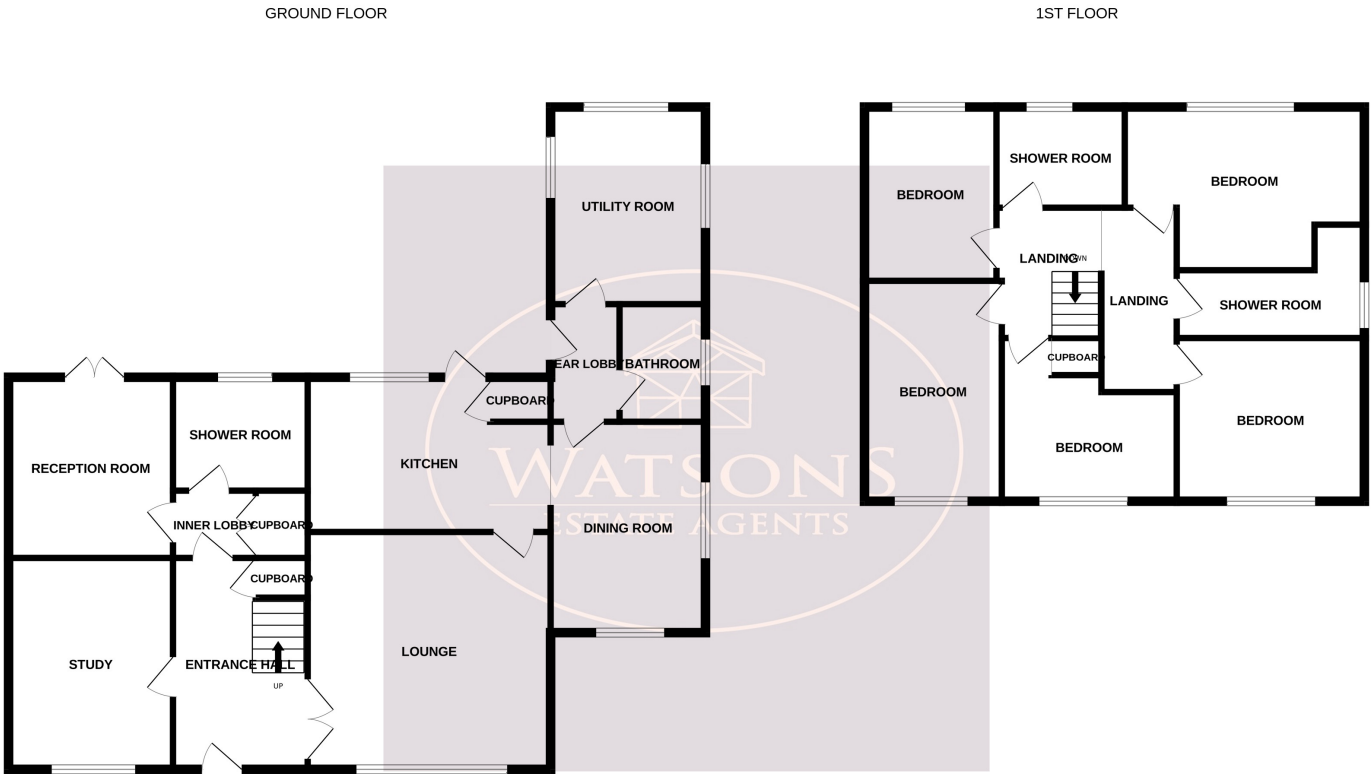
0115 938 5577  
8am-8pm - 7days





\*\*\* SPACE, SPACE & MORE SPACE! \*\*\* Having been heavily extended, this family home occupies a prime corner plot in the Hempsill Vale area. With 5 bedrooms, 4 reception rooms and 4 wash facilities, it is more than DOUBLE most ordinary homes of this type. The extensive accommodation comprises in brief: entrance hall, study, lounge, kitchen, lobby to further reception room, shower room, with further lobby to a particularly generous utility room which could be used as a further kitchen. Upstairs, there is also an immense amount of space as you would expect, with 5 bedrooms (4 DOUBLE) and 2 separate shower rooms. Outside, the corner plot is also spacious, giving a good amount of off street parking with driveways to the front and rear and a detached single garage. With so much space on offer and favoured school catchment, this is ideal for large growing families and those who like to entertain. Best of all - owned solar panels have been installed for energy efficiency, this gives significant saving on utility bills. With some minor adaptation, it would work well as an annex to co habit with elderly relatives, saving significant sums of money. The location is popular, with easy access to a wide range of amenities, as well as excellent transport links with bus, tram and M1 motorway nearby. With this amazing property, you get more than twice the accommodation for less than twice the price and we recommend viewing in person.

Ground Floor	
Entrance Hall	Entrance door to the front, radiator, stairs to the first floor, French doors to the lounge, study and inner lobby.
Study	3.93m x 3.17m (12' 11" x 10' 5") UPVC double glazed window to the front and radiator.
Lounge	4.6m x 4.6m (15' 1" x 15' 1") UPVC double glazed window to the front and radiator. Door to the kitchen.
Kitchen	4.62m x 2.78m (15' 2" x 9' 1") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for Range style cooker, plumbing for dishwasher, wall mounted boiler. Tiled flooring, breakfast bar, ceiling spotlights, uPVC double glazed window to the rear and door to the rear garden. Open to the dining room.
Dining Room	3.68m x 2.97m (12' 0" x 9' 9") UPVC double glazed windows to the front and side, radiator and wood effect laminate flooring. Door to the rear lobby.
Inner Lobby	Tiled flooring and doors to the downstairs shower room, built in storage cupboard and further reception room.
Shower Room	3 piece suite in white comprising WC, vanity sink unit and shower cubicle with mains fed shower and body jets. Chrome heated towel rail and ceiling spotlights.
Reception Room	3.32m x 3.17m (10' 11" x 10' 5") Radiator and French doors to the rear garden.
Rear Lobby	Doors to the bathroom, utility room, dining room and door to the side.
Bathroom	3 piece suite in white comprising WC, pedestal sink unit and bath. Chrome heated towel, chrome heated towel rail, obscured uPVC double glazed window to the side and access to the attic.
Utility Room/2nd Kitchen	3.9m x 2.95m (12' 10" x 9' 8") A range of matching base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Plumbing for washing machine, radiator. (Gas supply so can possibly use as a 2nd kitchen).



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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First Floor	
Landing	Doors to all bedrooms and both first floor shower rooms.
Bedroom 1	4.0m x 3.04m (13' 1" x 10' 0") UPVC double glazed window to the front and radiator.
Bedroom 2	3.51m x 3.12m (11' 6" x 10' 3") UPVC double glazed window to the rear, built in wardrobe and radiator.
Bedroom 3	4.61m x 3.05m (15' 1" x 10' 0") UPVC double glazed window to the rear and radiator.
Bedroom 4	3.57m x 3.01m (11' 9" x 9' 11") UPVC double glazed window to the front and radiator.
Bedroom 5	3.2m x 2.05m (10' 6" x 6' 9") UPVC double glazed window to the front and radiator.
Shower Room	3 piece suite in white comprising WC, pedestal sink unit and corner shower with mains fed shower and body jets. Obscured uPVC double glazed window to the rear and chrome heated towel rail.
Shower Room	3 piece suite in white comprising WC, vanity sink unit and shower cubicle with electric shower over. Obscured uPVC double glazed window to the side and chrome heated towel rail.
Outside	To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs. A brick paved driveway provides ample off road parking leading to the detached single garage measuring 5.1m x 3.6m with up & over door and power. The West facing rear garden comprises a concrete patio seating area, turfed lawn, flower bed borders with a range of plants & shrubs, external tap and is enclosed by timber fencing to the perimeter.