

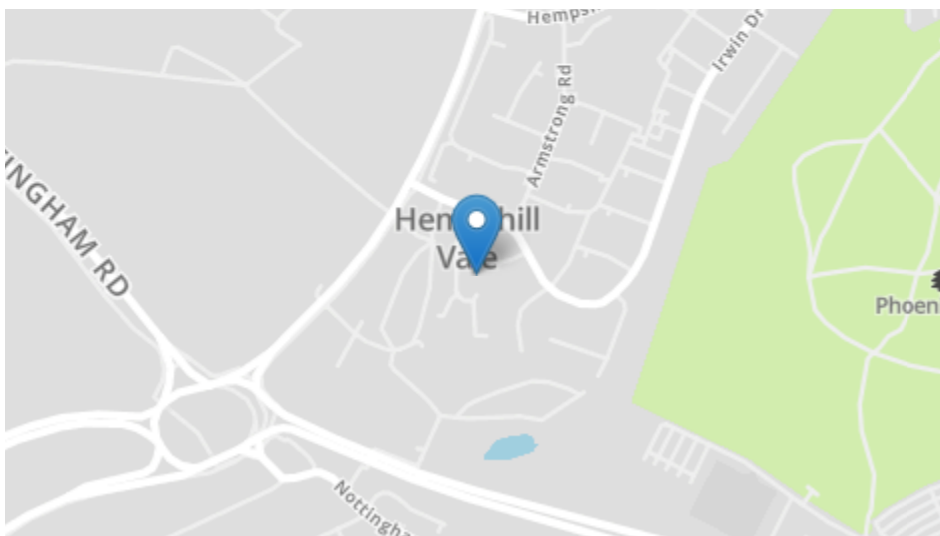
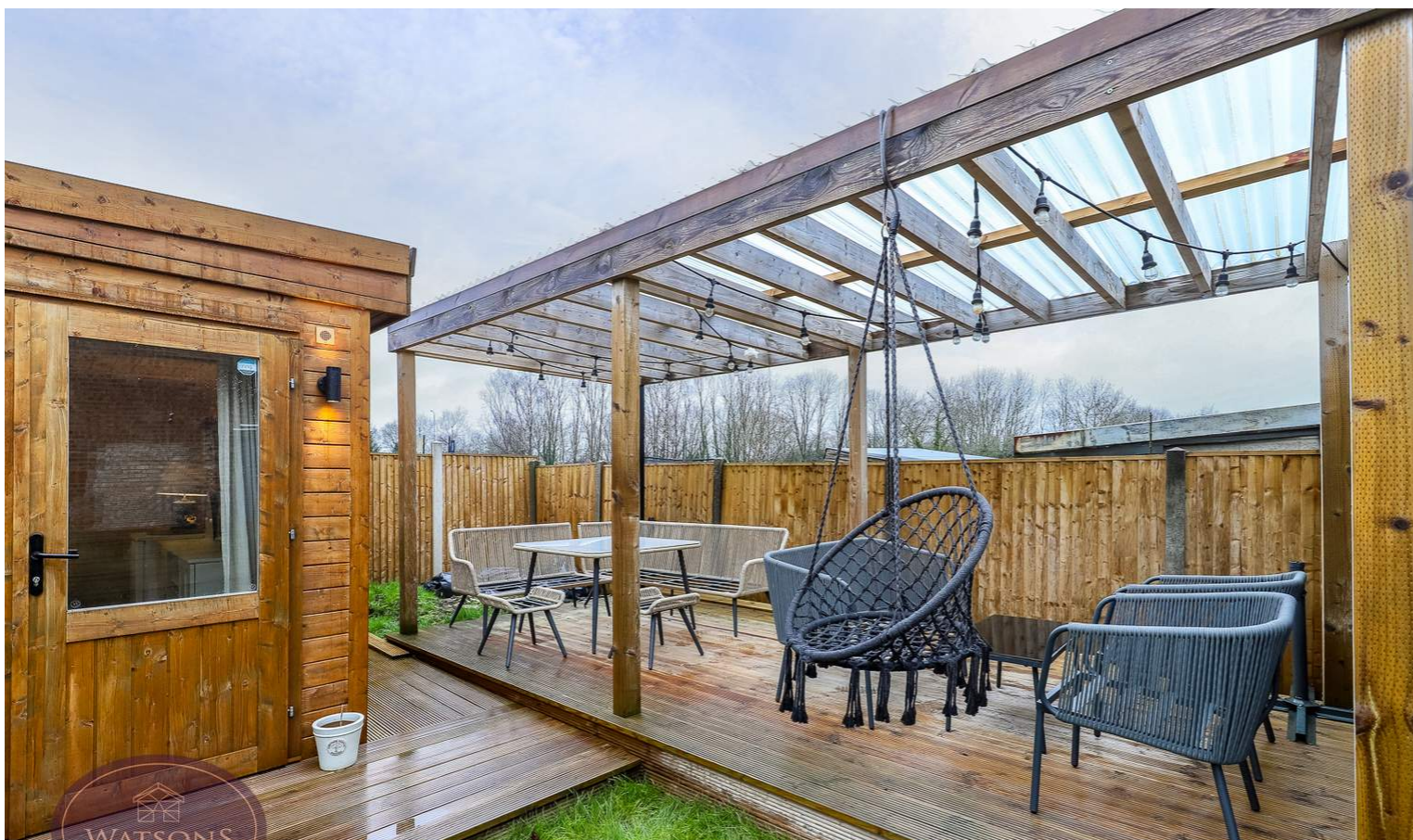
Haise Court, NG6 7AR

£230,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- Generous Lounge
- Modern Fitted Dining Kitchen
- Private West Facing Rear Garden with Garden Room
- Off Road Parking & Garage
- Ease of Access to M1 & A610
- Popular Residential Location

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 - 28610877

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



*** JUST TURN THE KEY! *** Positioned on one of the most desirable streets in the ever popular Hempsill Vale area, this 3 bed semi will make a great buy for a first time buyer looking for something special, or perhaps upgrading from a first purchase. The accommodation is particularly well presented throughout and comprises in brief: porch, lounge, dining kitchen, upstairs landing to the 3 good size bedrooms and family bathroom. Outside, the driveway provides off street parking for 3 cars to the front and also runs alongside to a detached single garage positioned in the West-facing rear garden. Although this is a quiet cul-de-sac, there is easy access to a wealth of shops & amenities, including favoured school catchment. Transport links are excellent too, with Pheonix Park Tram terminus and M1 motorway both just a few minutes drive away. Call our sales team now to arrange your viewing.

Ground Floor

Porch

Brick & uPVC double glazed construction, composite entrance door to the front, cloak cupboard and door to the lounge.

Lounge

4.12m x 3.97m (13' 6" x 13' 0") UPVC double glazed window to the front, Inglenook fire place with electric multi fuel burner, understairs storage, wood effect laminate flooring and French doors to the dining kitchen.

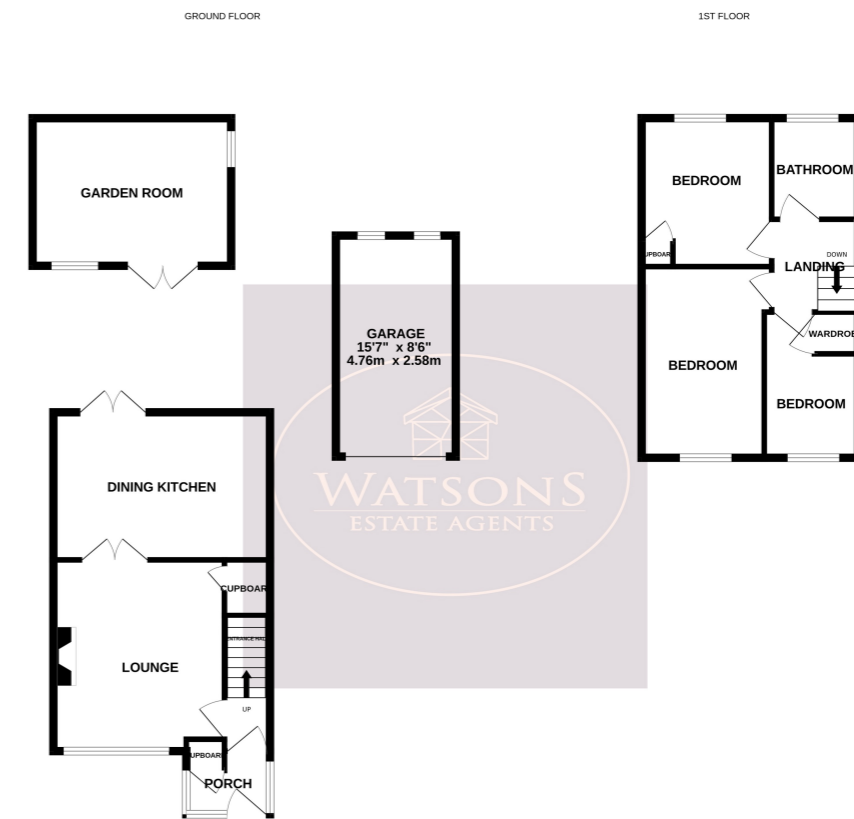
Dining Kitchen

5.04m x 3.3m (16' 6" x 10' 10") A range of matching high gloss wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Space for Range style cooker with extractor over, plumbing for washing machine, integrated dishwasher. Integrated combination boiler. Ceiling spotlights, radiator, tiled flooring and French doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, access to the attic, ceiling spotlights and doors to all bedrooms and bathroom.



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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropac 02/05

Bedroom 1

4.17m x 3.0m (13' 8" x 9' 10") UPVC double glazed window to the front and radiator.

Bedroom 2

3.37m x 3.07m (11' 1" x 10' 1") UPVC double glazed window to the rear, built in wardrobe/storage cupboard and radiator.

Bedroom 3

3.14m x 2.02m (10' 4" x 6' 8") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising concealed cistern WC, vanity sink unit and P shaped bath with mains fed dual rainfall effect shower over. Ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property a blocked paved driveway provides off road parking with further secure parking for 3 cars behind wrought iron gates, leading to the detached single garage with metal double doors and power. The West facing rear garden offers a good level of privacy and comprises a timber decking seating area, door to the garage, covered pergola, external lights and timber built garden room measuring 4.3m x 3.2m fully insulated with power.