

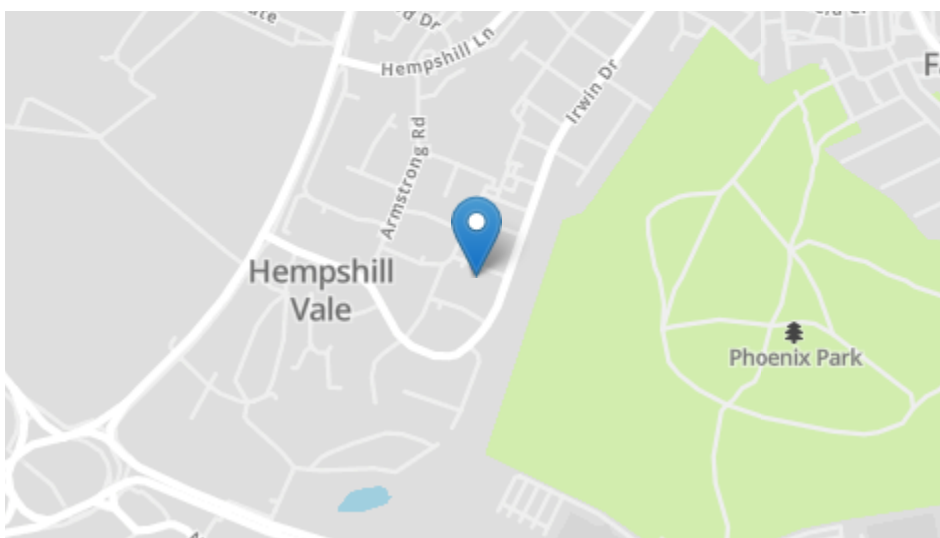
Aldrin Close, NG6 7AJ

Offers Over £200,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>87</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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 - 28025676

Our Seller says....

- Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Conservatory
- Driveway & Carport
- South West Facing Rear Garden
- Cul De Sac Location
- Excellent Road & Public Transport Links

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





\*\*\* THERE'S A 'BUZZ' ABOUT ALDRINS CLOSE \*\*\* This charming 3 bedroom family home will delight those looking to buy a forever family home, boasting ample parking with a large private driveway, conservatory and South facing rear garden. Briefly comprising porch, entrance hall, lounge, dining room, kitchen, conservatory and to the first floor landing leading to the three bedrooms and bathroom. Located within the very popular Hempsill Vale area with excellent links to the M1/A610 and Nottingham city centre. We highly recommend a viewing so call us today to book yours!

## Ground Floor

### Porch

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

### Entrance Hall

Stairs to the first floor, radiator and French doors to the lounge.

### Lounge

4.15m x 3.59m (13' 7" x 11' 9") UPVC double glazed window to the front, radiator, Inglenook fire place, storage cupboard and French doors to the dining room.

### Dining Room

3.17m x 2.52m (10' 5" x 8' 3") UPVC double glazed window to the rear, radiator and door to the kitchen.

### Kitchen

3.19m x 2.2m (10' 6" x 7' 3") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric double oven & hob. Plumbing for washing machine, wall mounted combination boiler. Door to the rear and door to the conservatory.

### Conservatory

4.31m x 2.91m (14' 2" x 9' 7") Brick & uPVC double glazed construction, radiator and French doors to the rear garden.



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 Metropex 02024

## First Floor

### Landing

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

### Bedroom 1

4.6m x 2.71m (15' 1" x 8' 11") UPVC double glazed window to the front and radiator.

### Bedroom 2

2.88m x 2.81m (9' 5" x 9' 3") UPVC double glazed window to the rear, storage cupboard and radiator.

### Bedroom 3

3.06m x 2.04m (10' 0" x 6' 8") UPVC double glazed window to the front and radiator.

### Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with mains fed shower over. Chrome heated towel rail and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property, a block paved driveway provides ample off road parking and leads to the carport. The driveway is enclosed by timber fencing to the perimeter and is secured by wrought iron gates to the front. The South facing rear garden comprises a paved patio and 2 tiered turfed lawn. The garden is enclosed by timber fencing to the perimeter.