

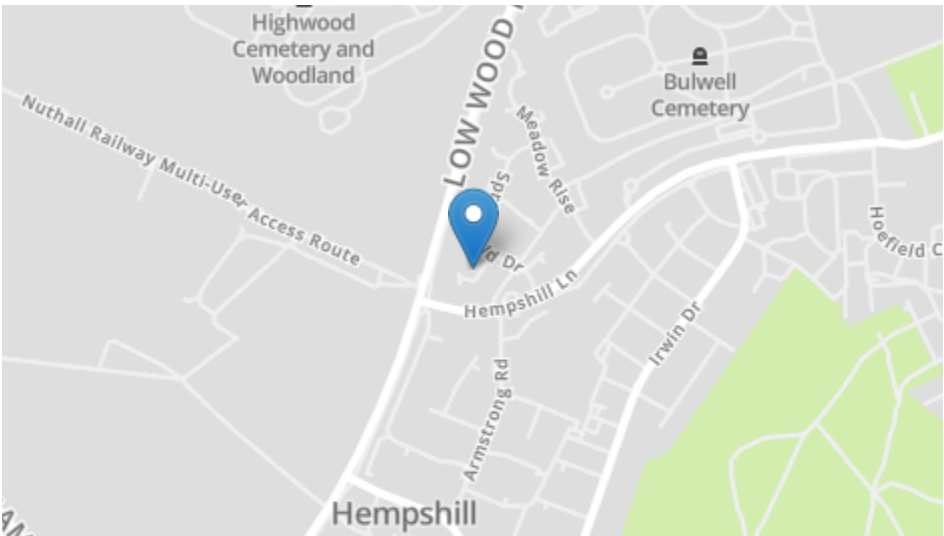
Rochester Court, NG6 8WL

Offers Over £220,000



Rochester Court, NG6 8WL

Offers Over £220,000



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		
	71	85
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Semi Detached Family Home
- 3 Bedrooms
- Off Plan Lounge Diner
- Newly Fitted Bathroom
- Private South Facing Rear Garden
- Driveway
- Cul De Sac Location
- Excellent Road & Public Transport Links

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 - 28741418

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





\*\*\* SUPERB SEMI! \*\*\* Whether you are a 1st time buyer, 2nd time buyer or perhaps down-sizing, this superb semi is well worth viewing. Located on a desirable quiet cul-de-sac, well presented and PRICED TO SELL, we don't expect it to be around for long! The accommodation is well presented and comprises in brief: porch, entrance hall, open plan lounge diner, kitchen, first floor landing to the 3 bedrooms & family bathroom. Outside, a driveway to the front and alongside the property provides good off street parking, whilst the south-facing rear is a lovely space to enjoy the Spring & Summer months with a high level of privacy. This location has easy access to a wide range of shops & amenities, as well as excellent transport links including Tram and M1 motorway. Families will also appreciate the favoured school catchment. Call our team now to arrange a viewing before it's too late!

Ground Floor

Porch

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

Entrance Hall

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

Lounge

4.06m x 3.27m (13' 4" x 10' 9") UPVC double glazed bay window to the front, radiator and open to the dining area.

Dining Area

2.9m x 2.57m (9' 6" x 8' 5") Radiator and French doors to the rear garden.

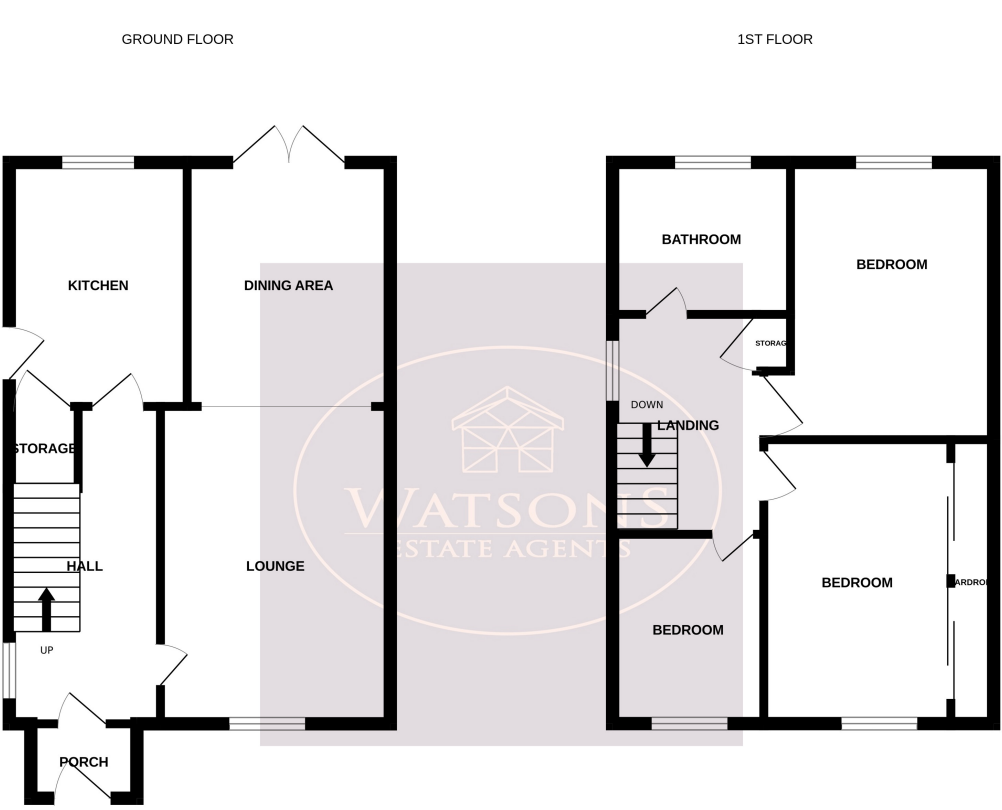
Kitchen

2.76m x 2.46m (9' 1" x 8' 1") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: gas oven & gas hob with extractor over, fridge freezer and dishwasher. Plumbing for washing machine. Integrated combination boiler, under stairs storage, uPVC double glazed window to the rear and door to the side.

First Floor

Landing

UPVC double glazed window to the side, access to the attic (partly boarded) and doors to all bedrooms and shower room.



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.  
Made with Metropix ©2025

Bedroom 1

3.44m x 3.23m to the wall (11' 3" x 10' 7") UPVC double glazed window to the front, sliding door wardrobes and radiator.

Bedroom 2

3.46m x 2.55m (11' 4" x 8' 4") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.44m x 2.03m (8' 0" x 6' 8") UPVC double glazed window to the front, built in wardrobe and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and walk in shower with mains fed dual rainfall effect shower. Chrome heated towel, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property are gravel beds with a range of plants & shrubs. The paved driveway to the front and running alongside the property provides ample off road parking. The South facing rear garden offers a good level of privacy and comprises a timber decking seating area, turfed lawn, flower bed borders with a range of plants & shrubs, external tap and barked play area. The garden is enclosed by timber fencing to the perimeter.