

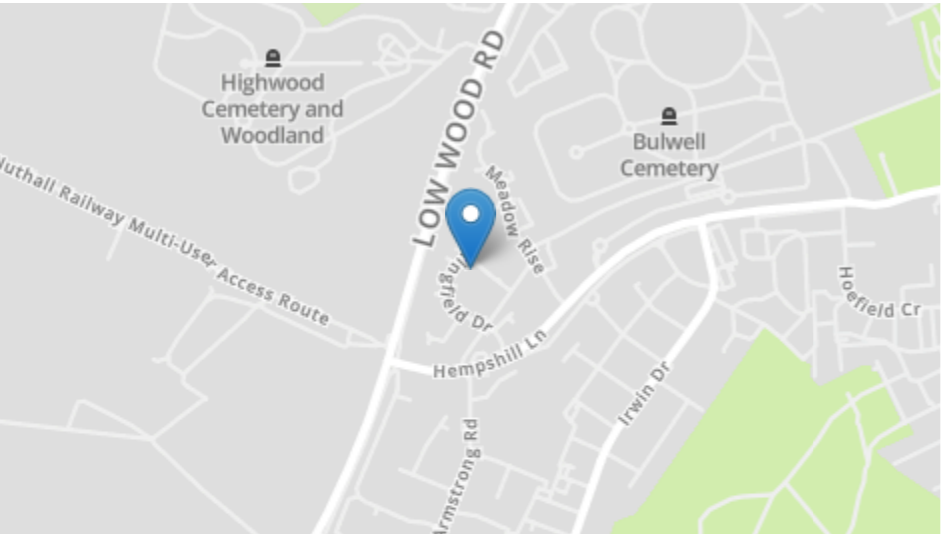
Springfield Drive, NG6 8WD

Offers Over £290,000



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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		
	58	84
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Extended Semi Detached Family Home
- 4 Bedrooms
- Modern Fitted Kitchen
- Downstairs WC & Utility Room
- En Suite & Family Bathroom
- Driveway
- Private South Facing Rear Garden with Home Office
- Excellent Road & Public Transport Links Including Tram
- Recently Refurbished

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 - 28786145

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



\*\*\* FAMILY HOME IN A DESIRABLE LOCATION \*\*\* This EXTENDED 4 bed detached property in a particularly desirable part of NG6, gives great space and with the local primary school recently accredited 'good' in all areas, it will be popular with families. As well as the extension, the accommodation has recently undergone refurbishment, which means the lucky buyer can move in with minimal fuss. In brief, the accommodation comprises: entrance hall, wc, lounge which opens to modern dining kitchen and a separate utility room. Upstairs, the landing leads to the 4 good size bedrooms (en suite to primary) and family bathroom. Outside, there are lovely lawned gardens to the front & rear, with a driveway alongside the property providing off street parking. The detached garage to the rear still has a section for storage, but the majority has been converted for multi functional use - currently used as a home office, but potentially a gym, play room, or bar. The open plan internal space is perfect for today's modern family and we recommend viewing in person to see the space for yourself. The excellent location enjoys transport links including tram, bus and easy access to the M1 motorway.

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs to the first floor and doors to the WC and lounge.

WC

1.86m x 1.20m (6' 1" x 3' 11") WC, vanity sink unit, radiator, extractor fan, ceiling spotlights and obscured uPVC double glazed window to the front.

Lounge

6.91m x 4.21m (22' 8" x 13' 10") UPVC double glazed window to the front, 2 radiators, wood effect laminate flooring and open to the dining kitchen.

Dining Kitchen

6.69m x 2.74m (21' 11" x 9' 0") A range of matching high gloss wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: waist height electric double oven, gas hob with extractor over and dishwasher. Plumbing for washing machine, plumbing and wiring for an American style fridge freezer. UPVC double glazed window to the rear, ceiling spotlights, doors to the utility and side and uPVC double glazed French doors to the rear garden.

Utility Room

1.93m x 2.0m (6' 4" x 6' 7") Plumbing for washing machine, ceiling spotlights, extractor fan and uPVC double glazed window to the side.

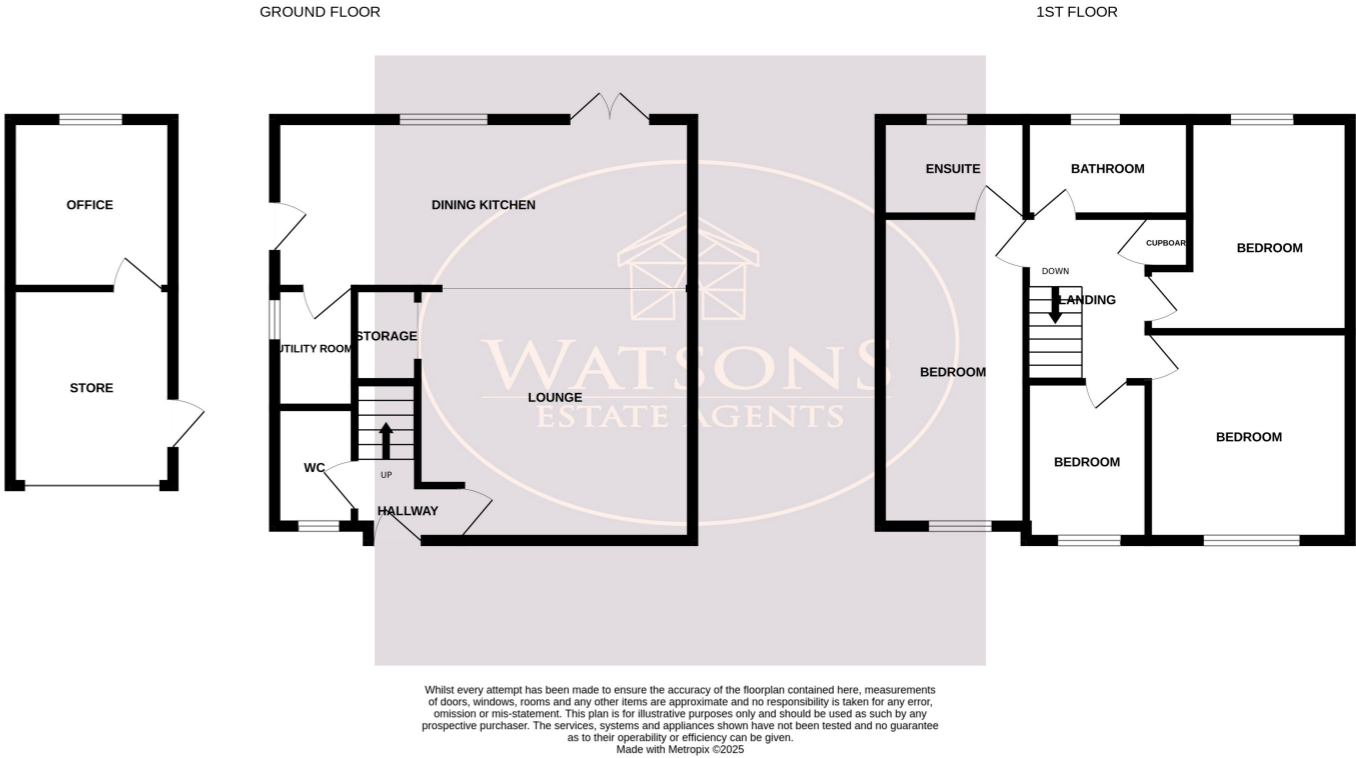
First Floor

Landing

Built in storage cupboard and doors to the all bedrooms and bathroom.

Primary Bedroom

4.7m x 2.33m (15' 5" x 7' 8") UPVC double glazed window to the front, ceiling spotlights and radiator. Door to the en suite.



En Suite

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

Bedroom 2

3.43m x 3.03m (11' 3" x 9' 11") UPVC double glazed window to the front, radiator, wood effect laminate flooring and door to the en suite.

Bedroom 3

3.49m x 2.58m (11' 5" x 8' 6") UPVC double glazed window to the rear and radiator.

Bedroom 4

2.45m x 2.02m (8' 0" 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 bath. Ceiling spotlights, extractor fan, radiator and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn and flower bed borders with a range of plants & shrubs. A tarmacadam driveway provides off road parking for 2 cars leading to the detached garage with up & over door and power measuring 3.08m x 2.94m currently used as storage with a door leading to the home office. The South West facing rear garden offers a good level of privacy and comprises a timber decking seating area, access to the garage, turfed lawn, external tap & power point and a fenced off children's play area. The garden is enclosed by timber fencing to the perimeter with gated access to the side.