

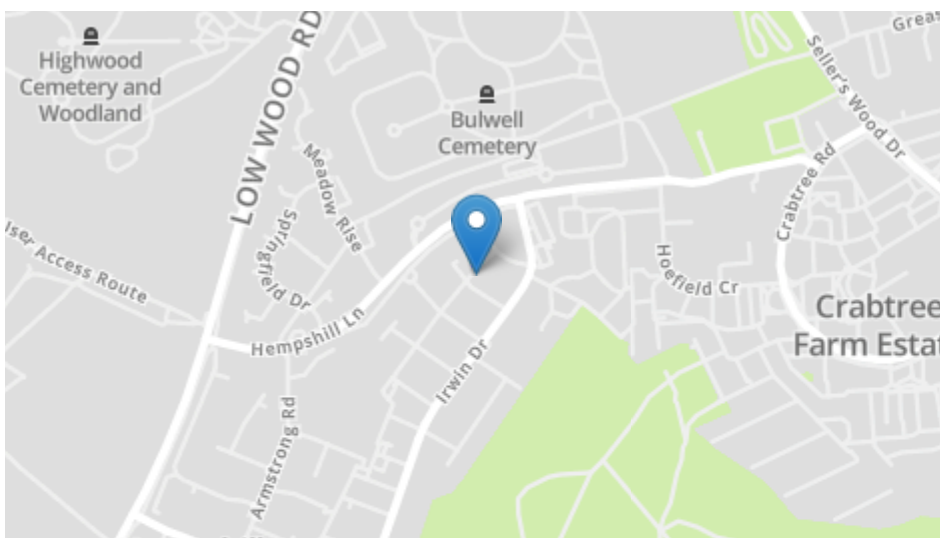
Cooper Close, Nottingham, NG6 7BS

Offers Over £280,000



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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 - 29012292



- Extended Semi Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Conservatory
- En Suite & Family Bathroom
- Driveway & Garage
- Popular Cul De Sac Location
- Ease of Access To M1 & A610

Our Seller says....

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
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SUPERB SEMI! A fantastic, extended four bedroom semi-detached family home on the popular 'Hempshill Vale' estate in Nottingham. Beautifully presented throughout, and benefiting from two reception rooms, conservatory, en-suite to primary bedroom, driveway and garage. Briefly comprising; entrance porch, lounge, kitchen, dining room, conservatory. To the first floor, four bedrooms, primary with en-suite, and family bathroom. Outside, driveway and garage to the front, and private garden to the rear. Hempshill Vale is a well regarded residential estate, nearby is the town of Kimberley which provides an array of amenities including a supermarket, bars and shops. Nearby transport links including the A610 and M1 at J26 provide easy access to the city and beyond. Contact Watsons to arrange a viewing.

Ground Floor

Porch

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

Entrance Hall

Stairs to the first floor, door to the lounge.

Lounge

4.52m x 4.45m (14' 10" x 14' 7") UPVC double glazed window to the front, feature fire place with inset space for electric fire, radiator and door to the kitchen.

Kitchen

4.48m x 3.2m (14' 8" x 10' 6") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated waist height electric oven & 5 ring gas hob with extractor over. Plumbing for washing machine, tiled flooring, door to the storage cupboard, radiator, uPVC double glazed windows to the rear, door to the rear garden and open to the dining area.

Dining Area

4.11m x 2.26m (13' 6" x 7' 5") Radiator, tiled flooring, sliding patio doors to the conservatory.

Conservatory

3.3m x 3.25m (10' 10" x 10' 8") Brick & uPVC double glazed construction, radiator, tiled flooring and French doors to the rear garden.

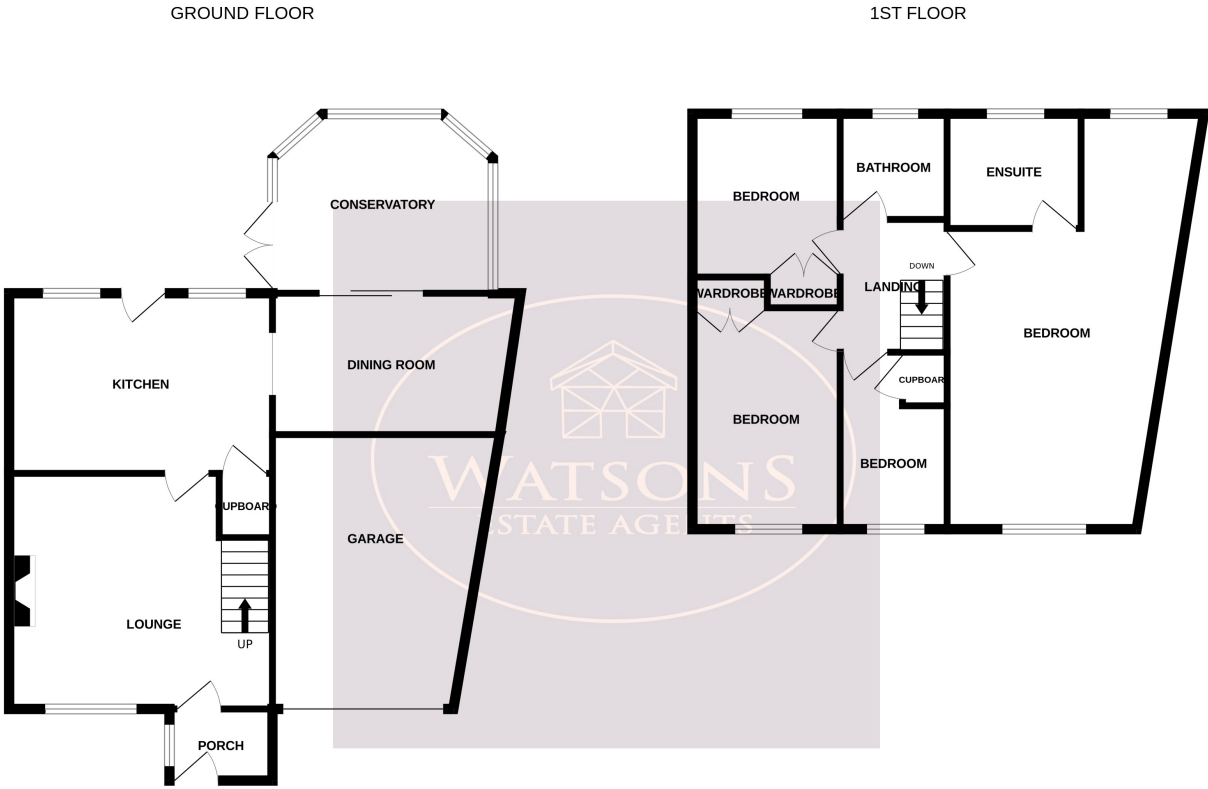
First Floor

Landing

Doors to all bedrooms and bathroom. Access to the attic (fully boarded) Door to the storage cupboard.

Primary Bedroom

7.6m x 3.27m (24' 11" x 10' 9") UPVC double glazed windows to the front and rear, radiator, fitted wardrobes, access to the attic (fully boarded) and door to the en suite.



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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En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Obscured uPVC double glazed window to the rear and heated towel rail.

Bedroom 2

4.25m x 2.7m (13' 11" x 8' 10") UPVC double glazed window to the front, fitted wardrobe and radiator.

Bedroom 3

2.88m x 2.6m (9' 5" x 8' 6") UPVC double glazed window to the rear, fitted wardrobe and radiator.

Bedroom 4

3.36m x 1.83m (11' 0" x 6' 0") UPVC double glazed window to the front, storage cupboard and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and P shaped bath with rainfall effect shower over. Obscured uPVC double glazed window to the rear, heated towel rail and ceiling spotlights.

Outside

To the front of the property is a turfed lawn. A concrete driveway provides ample off road parking leading to the single garage with up & over door and power. The rear garden offers a good level of privacy and comprises a paved patio seating area, timber decking seating area, timber built shed and brick built outhouse providing additional storage space. The garden is enclosed by timber fencing to the perimeter with gated access to the rear.