

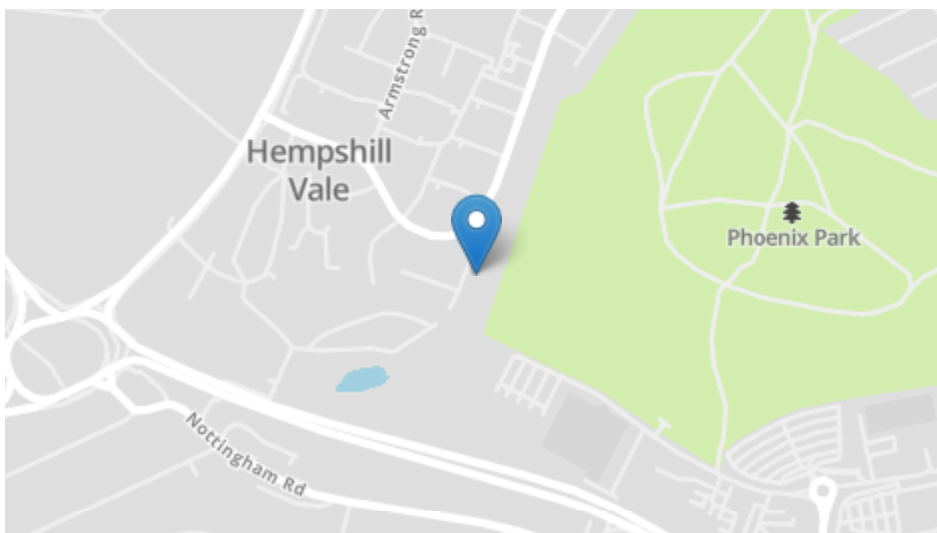
Anders Drive, Nottingham, NG6 7AN

£270,000



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want to view?

Call us on 0115 938 5577

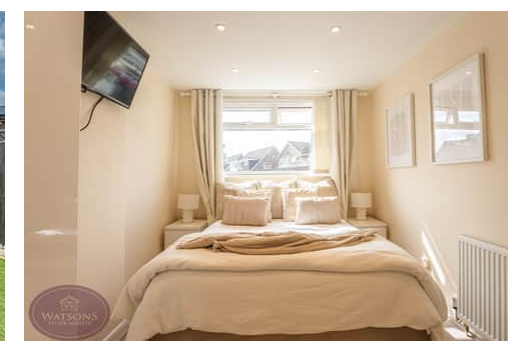
Our lines are open 8am - 8pm

7 Days a week

or email

mail@watsons-residential.co.uk

Ref - 28975911



Our Seller says....

- Extended Semi Detached House
- 4 Bedrooms
- Generous Modern Dining Kitchen
- Downstairs WC
- Driveway
- Private Rear Garden
- Excellent Road & Public Transport Links Including Tram
- Cul De Sac Location

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



*** LOOKING FOR THE WOW FACTOR? THIS IS THE HOME FOR YOU! *** This beautifully presented, extended and much improved four bedroom semi-detached home is a true 'turn-key' property, ready to just unpack your bags. With a downstairs WC, driveway and a stunning open plan dining/kitchen backing onto the rear garden, and located on the popular Hemphill Vale estate. Briefly comprising; entrance hallway, downstairs WC, bedroom four, lounge, open plan dining kitchen. To the first floor, three further bedrooms, and modern shower room. Outside, driveway to the front providing off road parking, and private garden to the rear. Located on the popular Hemphill Vale estate, there are a range of nearby amenities, mainly provided by the surrounding towns of Kimberley, Nuthall and Bulwell. There are favoured schools close by, along with excellent road and commuter links. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, wood effect laminate flooring and doors to the WC, bedroom 4 and lounge.

Lounge

4.10m x 3.81m (13' 5" x 12' 6") UPVC double glazed window to the front, wood effect laminate flooring, feature fire place with inset space for wood burner style fire, radiator and open to the dining kitchen.

Dining Kitchen

6.19m x 4.82m (20' 4" x 15' 10") A range of matching high gloss wall & base units, work surfaces incorporating an inset Belfast sink. Integrated appliances to include: double electric oven & 5 ring gas hob with extractor over, fridge freezer, dishwasher and washing machine. Central island offering further storage space with feature lighting. UPVC double glazed window to the rear, skylight, wood effect laminate flooring, ceiling spotlights, vertical radiator and bi folding doors to the rear garden.

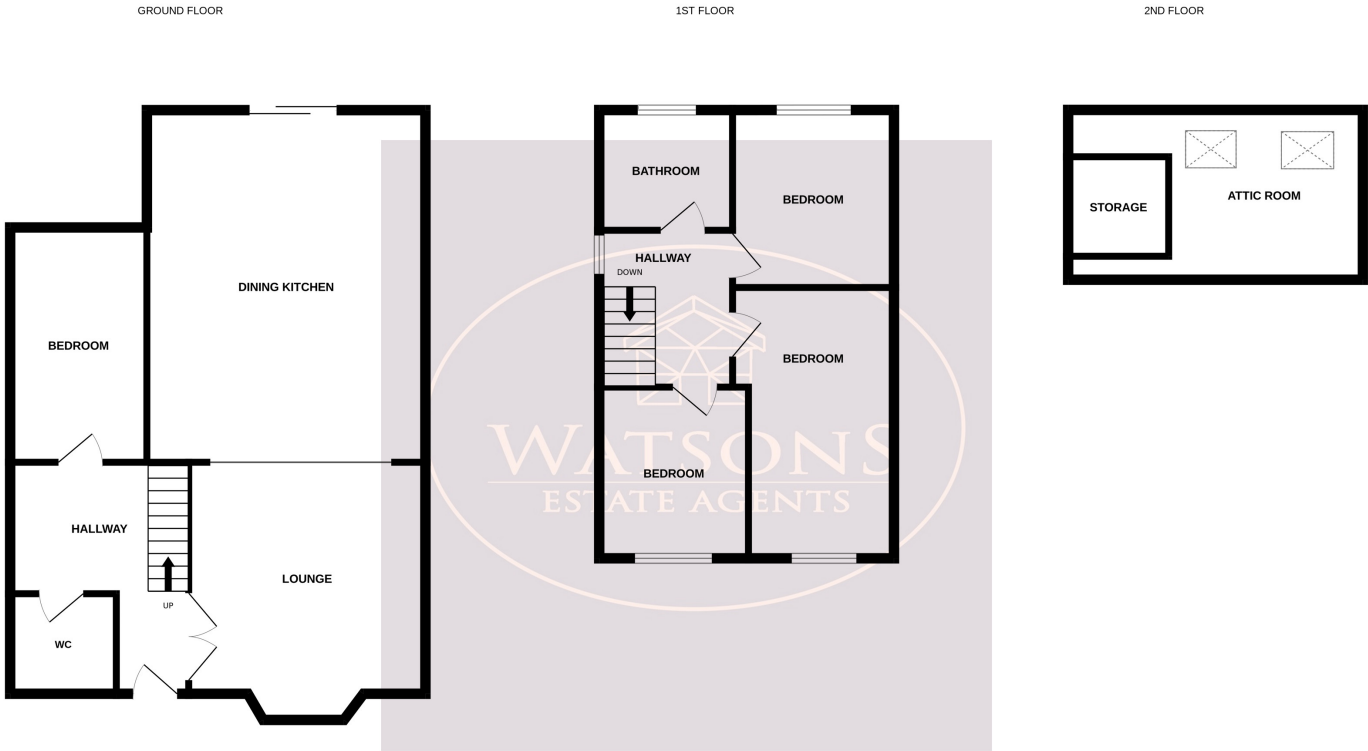
Bedroom 4

4.10m x 1.99m (13' 5" x 6' 6") UPVC double glazed window to the rear and radiator.

First Floor

Landing

UPVC double glazed window to the side, access to the attic (fully boarded) and doors to bedrooms 1, 2 & 3 and family 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 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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Bedroom 1

4.19m x 2.77m (13' 9" x 9' 1") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

Bedroom 2

3.07m x 2.83m (10' 1" x 9' 3") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

Bedroom 3

3.11m x 2.05m (10' 2" x 6' 9") UPVC double glazed window to the front, storage cupboard, wood effect laminate flooring and radiator.

Bathroom

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

Outside

To the front of the property is an artificial lawn. A block paved driveway provides ample off road parking. The rear garden offers a good level of privacy and comprises a generous composite decking seating area with an uncovered pergola and steps down the artificial lawn. The garden is enclosed by timber fencing to the perimeter.