

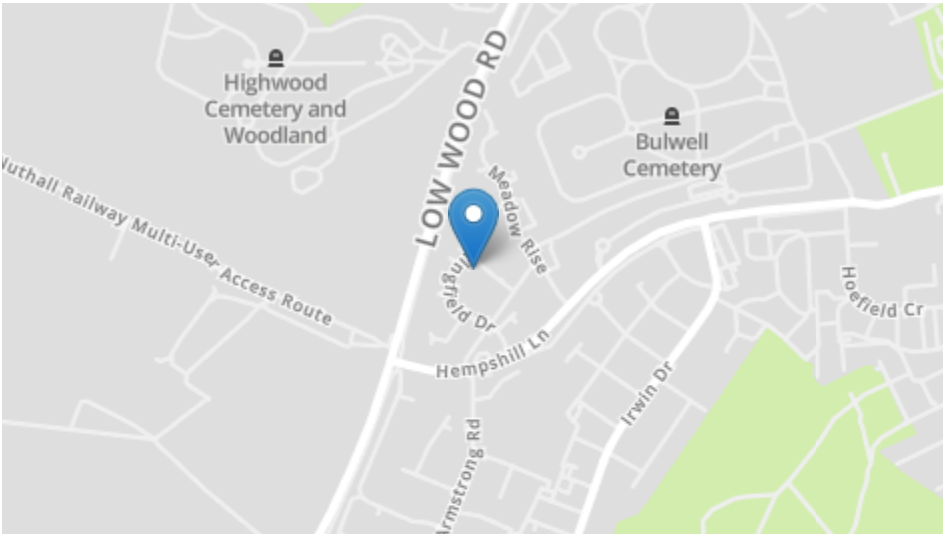
Springfield Drive, Nottingham, NG6 8WD

£375,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
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 - 29248827



- Extended Detached Family Home
- 4 Bedrooms
- En Suite To Primary Bedroom & Downstairs WC
- Open Plan Living Space
- Landscaped Rear Garden
- Off Road Parking
- Ease Of Access To A610 & M1
- Recently Renovated Throughout
- No Upward Chain

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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*** STYLE WITH ALL THE SUBSTANCE *** A superb, extended four bedroom detached family home located in this popular residential area lying close to amenities and transport links. With a stunning open plan kitchen/living/diner, separate lounge, downstairs WC, and en-suite to primary bedroom. Briefly comprising; entrance hallway, downstairs WC, lounge, open plan lounge/kitchen/diner. To the first floor, four bedrooms, primary with en-suite, and family bathroom. Outside, driveway to the front providing ample off road parking, and private garden to the rear. The location is popular with families being within walking distance to Hempsill Hall Primary School and a wide range of amenities. Public transport links are also excellent; buses running through the estate to Nottingham City Centre & Bulwell Town Centre. Phoenix Park tram terminus, A610 & Junction 26 of the M1 motorway are all just a short drive away. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, doors to the lounge, WC and open plan living space.

WC

WC, pedestal sink unit and chrome heated towel rail.

Lounge

4.49m x 3.35m (14' 9" x 11' 0") UPVC double glazed window to the front and radiator. Open to the dining area.

Dining Area

4.13m x 2.13m (13' 7" x 7' 0") UPVC double glazed window to the front and radiator. Open to the breakfast kitchen/family space.

Breakfast Kitchen

7.96m x 3.17m (7.50 m max) (26' 1" x 10' 5") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over, fridge freezer, washing machine & dishwasher. UPVC double glazed window to the rear, ceiling spotlights and bi folding doors leading to the rear garden.

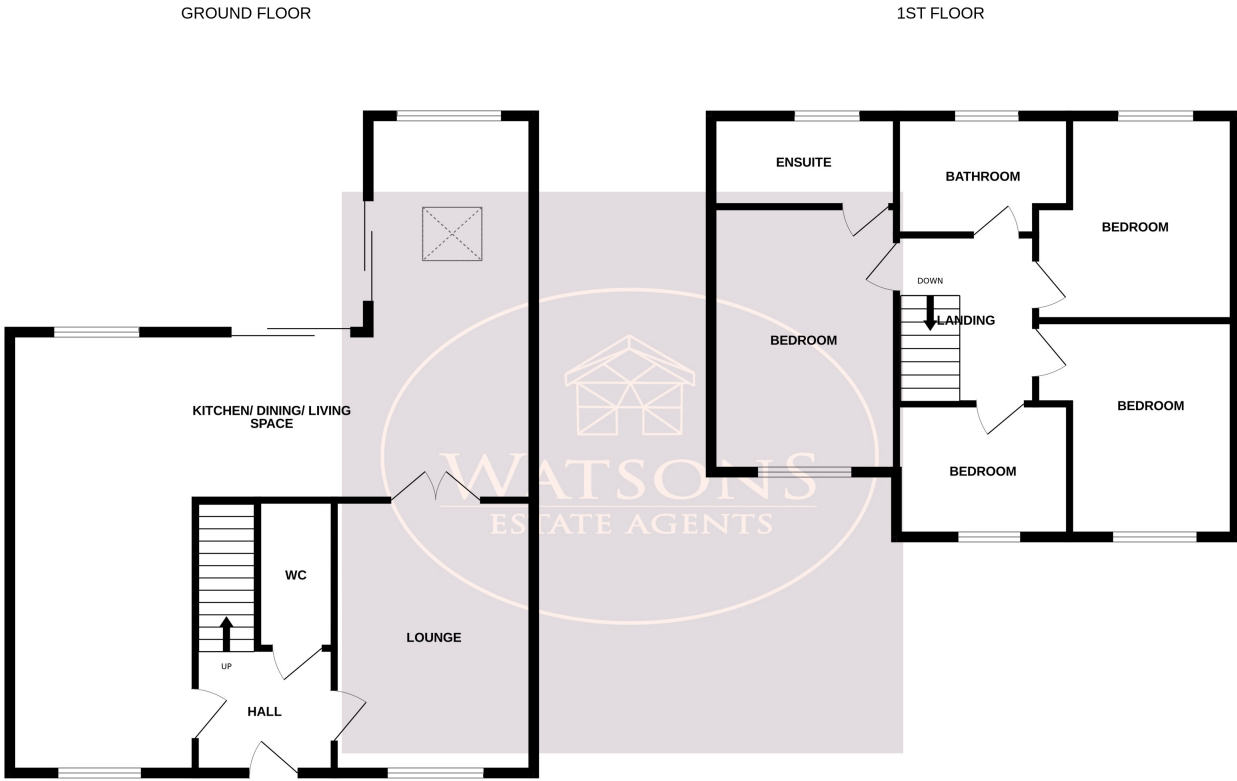
Family Space

6.5m x 2.79m (21' 4" x 9' 2") UPVC double glazed window to the rear, radiator, skylight and bi folding doors to the side leading to the rear garden.

First Floor

Landing

Doors to all bedrooms and 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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Primary Bedroom

4.48m x 2.31m (14' 8" x 7' 7") UPVC double glazed window to the front and radiator. Door to the en suite.

En Suite

3 piece suite in white comprising WC, wall mounted sink and shower cubicle. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

Bedroom 2

3.43m x 2.99m (11' 3" x 9' 10") UPVC double glazed window to the front and radiator.

Bedroom 3

3.64m x 3.36m (11' 11" x 11' 0") UPVC double glazed window to the rear and radiator.

Bedroom 4

2.45m x 2.25m (8' 0" x 7' 5") UPVC double glazed window to the front and radiator.

Bathroom

2.93m x 2.06m (9' 7" x 6' 9") 4 piece suite in white comprising WC, wall mounted sink, bath and double shower cubicle. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a block paved driveway providing ample off road parking. The rear garden offers a good level of privacy and comprises a paved patio, well maintained lawn and flower bed borders with a range of plants & shrubs. The garden is enclosed by timber fencing to the perimeter with gated access to the side.