

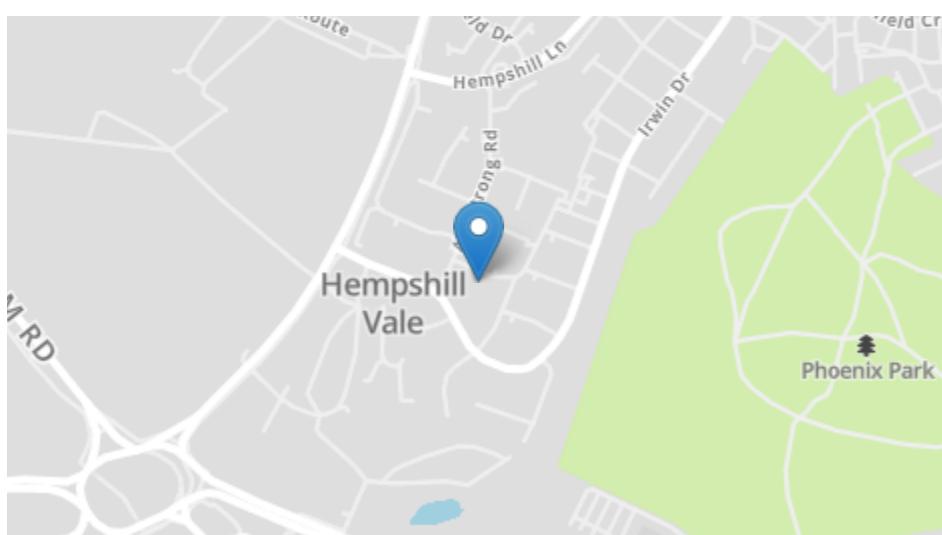
Scott Close, NG6 7AU

£230,000



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£230,000



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](mailto:mail@watsons-residential.co.uk)

Ref - 29629971

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40 Main Street, Kimberley, NG16 2LY

[www.watsons-residential.co.uk](http://www.watsons-residential.co.uk)

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8am-8pm - 7days

- Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Off Road Parking
- South West Facing Rear Garden with Outdoor Office
- Cul De Sac Location
- Ease of Access to M1 & A610
- Planning Permission Granted For Ground Floor Extension

Our Seller says....





\*\*\* READY MADE HOME OFFICE \*\*\* Located on the popular 'Hempshall Vale' estate, lying close to both amenities and transport links, is this three bedroom semi-detached property. Features include two reception rooms, a garden office, driveway and a private south-west facing rear garden. Planning permission has been granted for a single storey rear and partial side extension- 21/00189/PFUL3 along with planning for the erection of a conservatory to the rear of the property- 2/00330/PFUL3. Briefly comprising; entrance hallway, lounge, dining room, kitchen. To the first floor, three bedrooms and bathroom. Outside, a driveway to the front provides off road parking. To the rear is a private south-west facing garden, along with a home office, perfect for remote workers. Hempshall Vale lies close to the surrounding towns of Bulwell and Kimberley, so amenities are not far away, along with schools and superb transport links, making access to the city easy. Contact Watsons to arrange a viewing.

## Ground Floor

### Entrance Hall

Entrance door to the front, stairs to the first floor and French doors to the lounge.

### Lounge

4.16m x 3.82m (13' 8" x 12' 6") UPVC double glazed window to the front, radiator, wood effect laminate flooring, feature cast iron fire place and storage cupboard. Open to the dining room.

### Dining Room

3.51m x 2.56m (11' 6" x 8' 5") UPVC double glazed window to the rear, radiator, wood effect laminate flooring and door to the kitchen.

### Kitchen

3.42m x 2.27m (11' 3" x 7' 5") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for cooker, plumbing for washing machine, tiled flooring. UPVC double glazed windows to the rear & side, radiator and door to the rear garden.

### First Floor

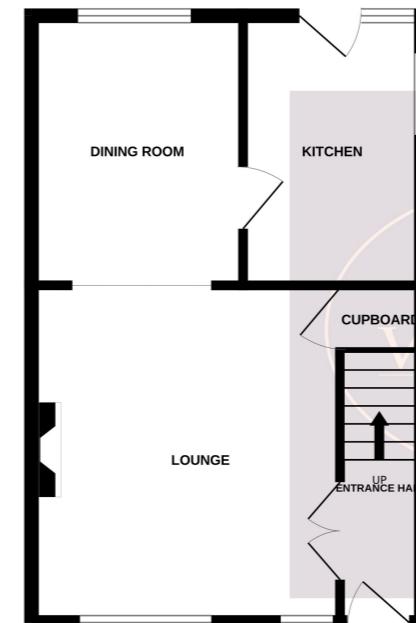
### Landing

UPVC double glazed window to the side, access to the attic (partly boarded). Door to all bedrooms and bathroom.

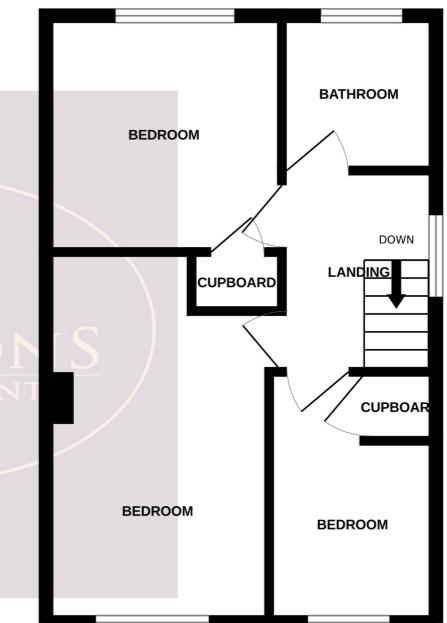
### Bedroom 1

4.92m x 2.85m (16' 2" x 9' 4") UPVC double glazed window to the front and radiator.

GROUND FLOOR



1ST FLOOR



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 2

3.09m x 2.87m (10' 2" x 9' 5") UPVC double glazed window to the rear, storage cupboard and radiator.

### Bedroom 3

3.33m x 2.18m (10' 11" x 7' 2") UPVC double glazed window to the front, storage cupboard housing the combination boiler, radiator.

### Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with shower over. Chrome heated towel rail and obscured upVC double glazed window to the rear.

### Outside

To the front of the property is a turfed lawn. To the rear of the property is a driveway providing off road parking. The South West facing rear garden offers a good level of privacy and comprises 2 paved patio seating areas, turfed lawn, timber built outdoor office room with upVC double glazed window and French doors to the front, light and power. The garden is enclosed by hedge and timber fencing to the perimeter with gated access to the side.

### Agents Note

The seller has provided us with the following information: the boiler is located in the small bedrooms and is 8 years old. It was last serviced in 2022.