

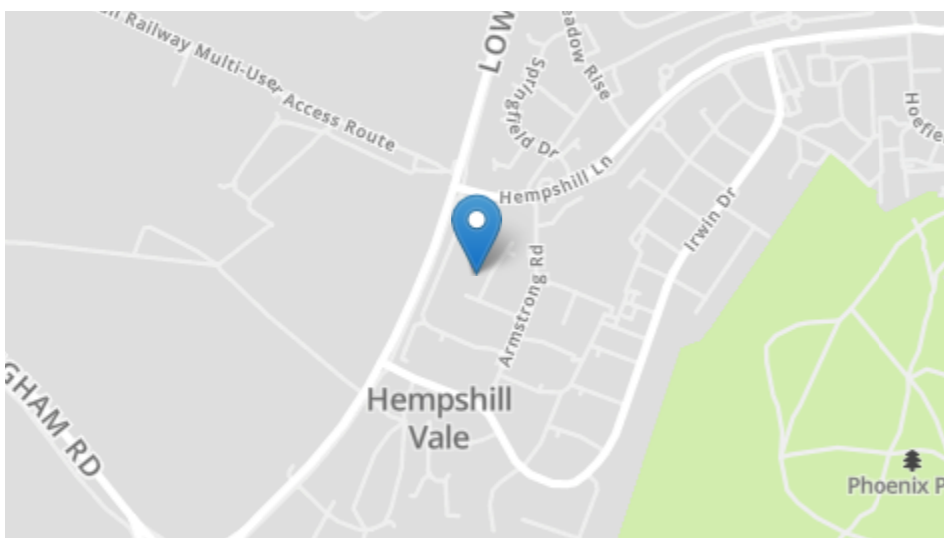
Stafford Court, NG6 7AZ

Offers Over £220,000



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- Semi Detached Dormer Bungalow
- 3 Double Bedrooms
- 2 Reception Rooms
- En Suite & Downstairs Shower Room
- West Facing Rear Garden
- Driveway & Garage
- Ease of Access to A610 & M1
- 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.



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\*\*\* FOREVER HOME? \*\*\* This semi-detached dormer bungalow in the popular Hempsill Vale area will tick a lot of boxes for those looking to down-size. With 3 DOUBLE bedrooms and converted attic, it offers the versatility to be a great long term home. In brief, the accommodation comprises: lounge, inner hall to dining room, kitchen, bedrooms 2 & 3 and shower room at ground level, with the primary bedrooms & en suite upstairs. The plot provides a good amount of off street parking with a driveway alongside leading to a detached single garage.

## Ground Floor

### Dining Room

3.35m x 2.22m (11' 0" x 7' 3") Entrance door to the side. UPVC double glazed windows to the front & side, radiator, wood effect laminate flooring and archway through to the kitchen. Door to the lounge.

### Lounge

4.84m x 3.7m (15' 11" x 12' 2") UPVC double glazed window to the front, solid oak flooring, 2 radiators, door to the inner hall.

### Kitchen

3.23m x 2.45m (10' 7" x 8' 0") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over and dishwasher. Plumbing for washing machine, integrated combination boiler, uPVC double glazed window to the side.

### Inner Hall

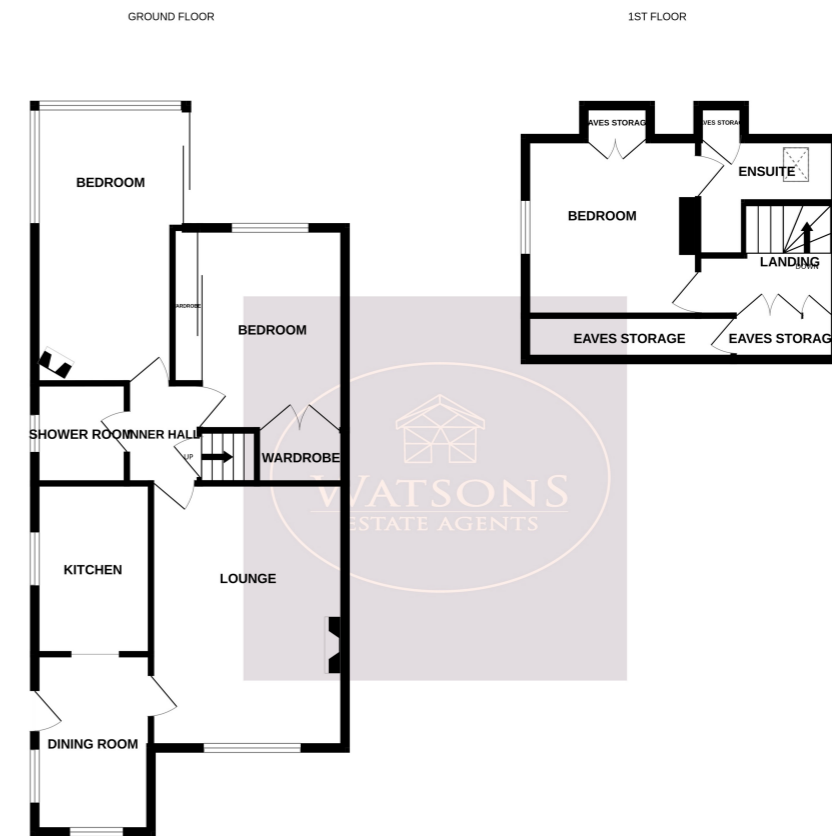
Door to the stairs to the first floor. Doors to bedrooms 2, 3 and shower room.

### Bedroom 2

5.31m x 2.71m (17' 5" x 8' 11") UPVC double glazed window to the rear, ceiling spotlights, 2 radiators, multi fuel burner, solid oak flooring and sliding patio doors to the rear garden.

### Bedroom 3

3.88m x 2.75m (12' 9" x 9' 0") UPVC double glazed window to the rear, sliding door wardrobe, built in double wardrobe, ceiling spotlights and radiator.



### Shower Room

3 piece suite comprising concealed cistern WC, vanity sink unit and shower cubicle with dual rainfall effect shower over, heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the side.

## First Floor

### Landing

Doors to primary bedroom.

### Primary Bedroom

4.23m x 2.93m (13' 11" x 9' 7") UPVC double glazed window to the side, built in wardrobes, radiator and door to the en suite. Eaves storage.

### En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with mains fed shower. Radiator, storage cupboard and skylight.

### Outside

To the front of the property, a blocked paved driveway provides ample off road parking with further secure parking behind double wrought iron gates leading to the detached garage measuring 6.23m x 2.71m with up & over door and power. The low maintenance, West facing rear garden comprises a timber decking and gravel area, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the side.