

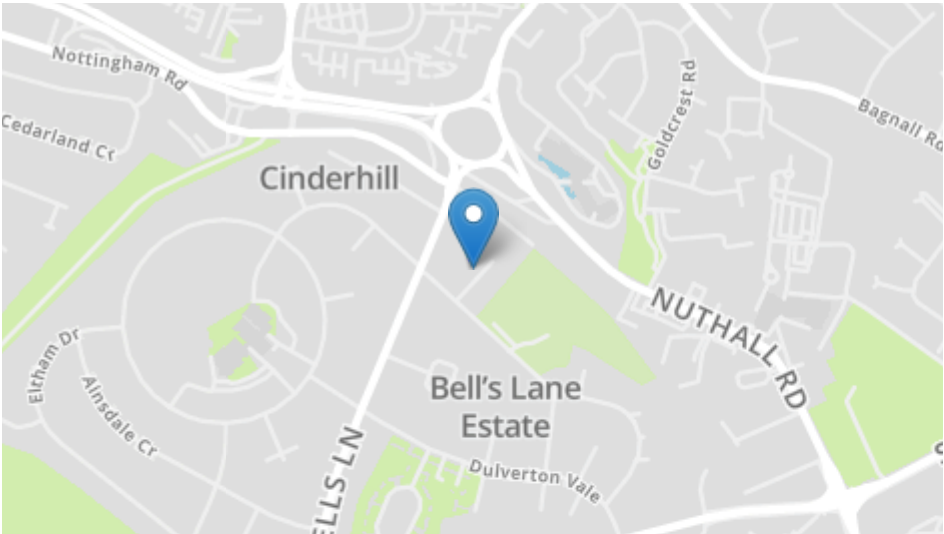
Halstead Close, NG8 6ER

Offers Over £190,000



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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 - 29242373



- Semi Detached Family Home
- 3 Bedrooms
- Modern Breakfast Kitchen
- Generous South East Facing Rear Garden
- Off Road Parking
- Cul De Sac Location
- Excellent Road & Public Transport Links Including Tram
- Ease of Access to Nottingham City Centre

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
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** HAVE A LOOK AT HALSTEAD! *** This location on a cul-de-sac in the Cinderhill area gives easy access to the tram network, as well as the A610 for easy commuting to Nottingham City Centre. The property itself is presented to a high standard and the beautiful rear garden is a particularly great selling point of this wonderful home. In brief, the accommodation comprises: entrance hall, lounge, breakfast kitchen, upstairs landing to the 3 good size bedrooms and family bathroom. Outside, the rear garden has been meticulously maintained to provide excellent space to enjoy the summer months, particularly those who like to entertain - it is southeast-facing and benefits from a high level of privacy. A driveway to the front provides off street parking. This location, as well as the excellent transport links, has easy access to a wide range of amenities, including schools & recreation parks, so it's no surprise that its particularly popular with families & first time buyers alike. Call us now to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the side, stairs to the first floor and door to the lounge.

Lounge

4.52m x 3.52m (14' 10" x 11' 7") UPVC double glazed window to the front, wall mounted gas fire with back boiler, wood effect laminate flooring, radiator. Door to the breakfast kitchen.

Breakfast Kitchen

4.51m x 2.66m (14' 10" x 8' 9") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for cooker, plumbing for washing machine, breakfast bar, wood effect laminate flooring and radiator. 2 uPVC double glazed windows to the rear, wood effect laminate flooring, door to the under stairs storage cupboard measuring 1.62m x 1.09m and uPVC double glazed stable door to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, access to the attic and doors to all bedrooms and bathroom.

Bedroom 1

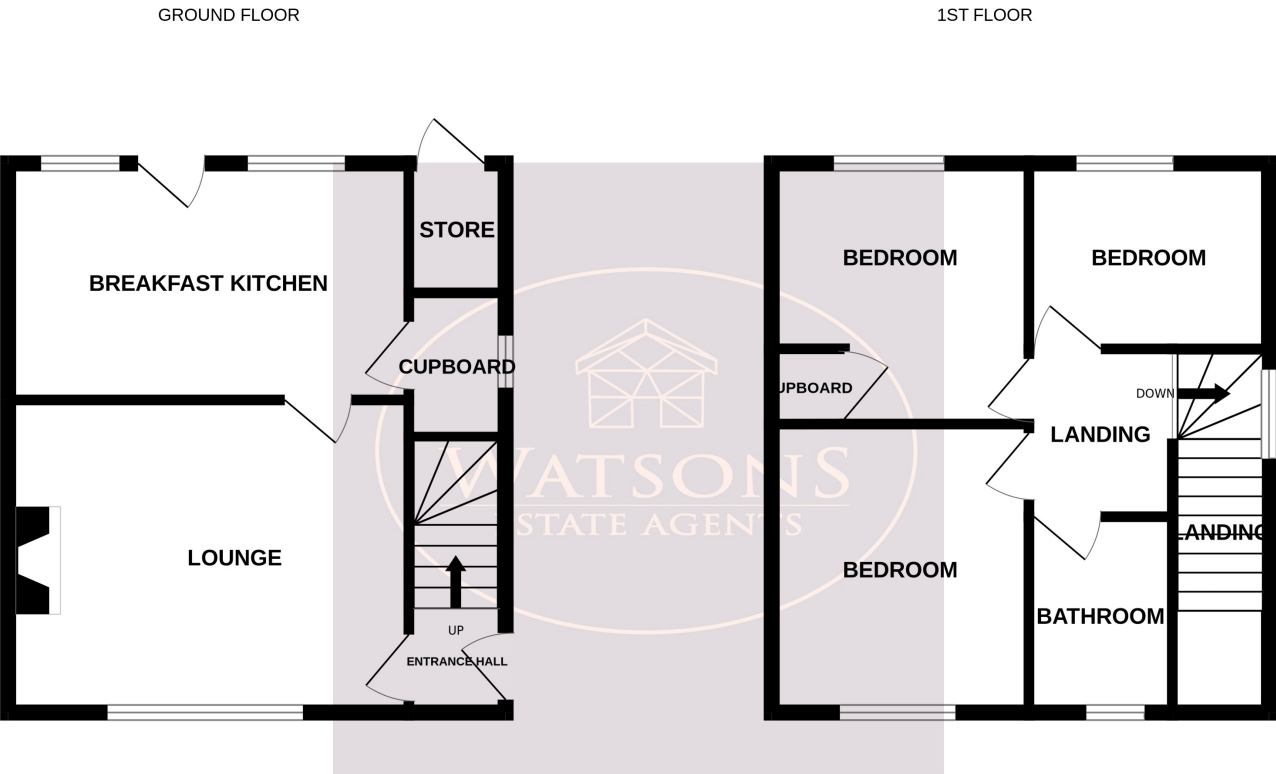
3.25m x 2.9m (10' 8" x 9' 6") UPVC double glazed window to the front and radiator.

Bedroom 2

2.94m x 2.9m (9' 8" x 9' 6") UPVC double glazed window to the rear and radiator. Airing cupboard housing the hot water tank.

Bedroom 3

2.71m x 2.09m (8' 11" x 6' 10") UPVC double glazed window to the rear and radiator.



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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