

Bean Close, NG6 7AW

Offers Over £210,000



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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 - 28524235



Our Seller says....

- Semi Detached Family Home
- 3 Bedrooms
- Generous Lounge
- South West Facing Rear Garden
- Driveway & Garage
- Cul De Sac Location
- Excellent Road & Public Transport Links Including Tram
- Popular Residential 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



YOU'LL BE KEEN ONCE YOU'VE SEEN 'BEAN' A well presented three bedroom semi-detached property on the popular 'Hemshill Vale' estate. With a generous lounge, modern dining kitchen, driveway, garage, and south west facing rear garden. Briefly comprising; entrance porch, hallway, lounge, dining kitchen. To the first floor, three bedrooms and bathroom. Outside, driveway to the front providing off road parking, garage, and private south-west facing rear garden. Hemps Hill Vale is a popular development lying close to excellent transport links including road, bus and tram. The nearby towns of Kimberley and Bulwell provide an array of amenities, and access to Nottingham is on your doorstep. Contact Watsons to arrange a viewing.

Ground Floor

Porch

Brick & uPVC double glazed construction, uPVC entrance door and door to the lounge.

Lounge

4.71m x 4.45m (15' 5" x 14' 7") UPVC double glazed windows to the front & side, stairs to the first floor, feature electric fire, radiator and French doors to the dining kitchen.

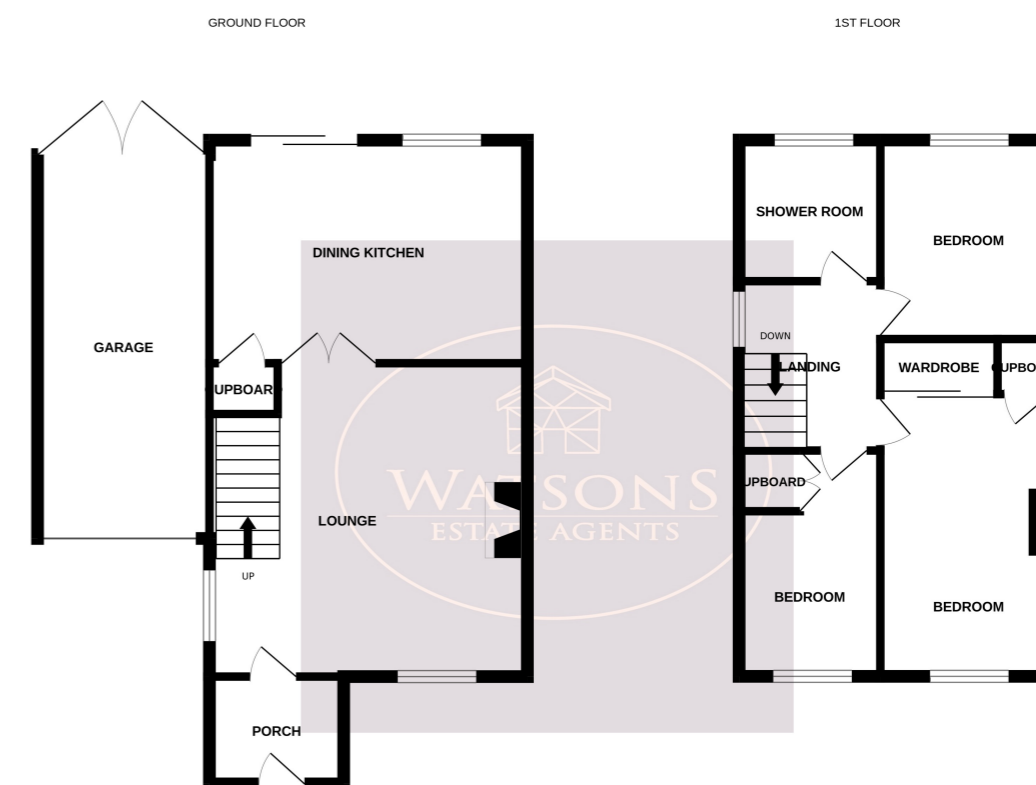
Dining Kitchen

4.5m x 3.43m (14' 9" x 11' 3") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated waist height oven & 4 ring gas hob with extractor over. Plumbing for washing machine & dishwasher, radiator, storage cupboard, uPVC double glazed window to the rear and sliding patio doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, access to the attic (partly boarded) and 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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Bedroom 1

4.21m x 2.61m (13' 10" x 8' 7") UPVC double glazed window to the front, sliding door wardrobes and radiator.

Bedroom 2

3.07m x 2.54m (10' 1" x 8' 4") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.4m x 1.88m (11' 2" x 6' 2") UPVC double glazed window to the front and radiator.

Shower Room

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

Outside

To the front of the property is an artificial lawn. A concrete driveway running alongside the property provides off road parking leading to the single garage with up & over door and power. The South West facing rear garden comprises a timber decking seating area, turfed lawn and flower bed borders with a range of mature plants & shrubs. The garden is enclosed by timber fencing to the perimeter leading to double wooden gates to the rear of the garage.