

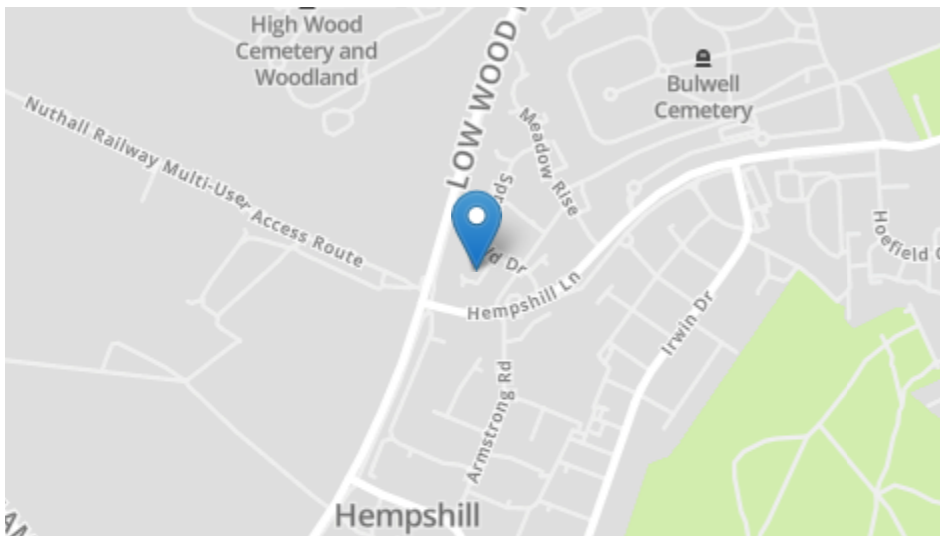
Rochester Court, NG6 8WL

Guide Price £300,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	83
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- En suite To Bedroom 1
- Conservatory
- Driveway & Garage
- Popular Residential Location
- Ease Of Access To A610 & M1

Our Seller says....

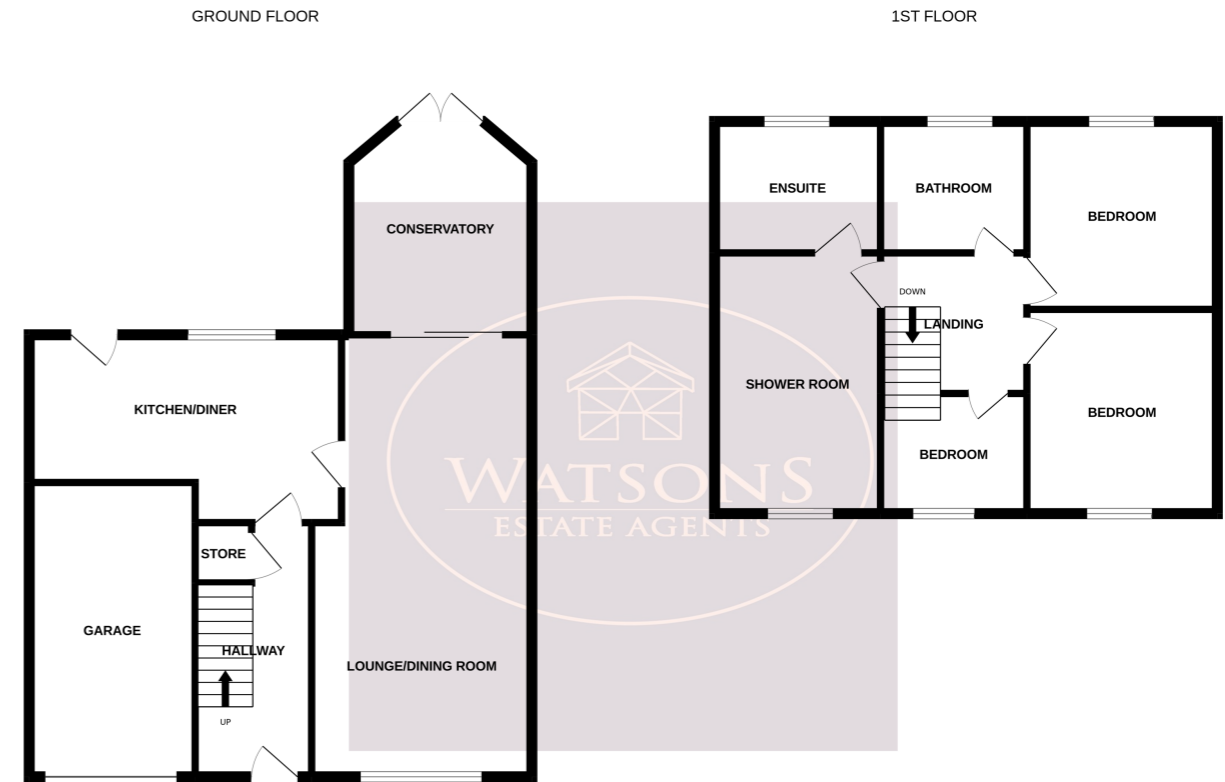
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 25169093

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

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 8am-8pm - 7days



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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GUIDE PRICE £300,000 - £325,000 *** FANTASTIC FAMILY HOME *** Rochester Court is a quiet cul-de-sac in the ever popular Hemshill Vale area on the outskirts of Nottingham. With good school catchment and excellent transport links including easy access to the tram network and M1 motorway, this is one NOT TO BE MISSED! The accommodation is well presented and comprises in brief: entrance hall, open plan lounge/dining room, conservatory, breakfast kitchen, upstairs landing to the 4 well proportioned bedrooms (en suite to primary bedroom) and family bathroom. Outside, the paved driveway and garage provide good off street parking provision, whilst the appealing lawned garden to the rear provides a high level of privacy. Viewing is HIGHLY RECOMMENDED to appreciate what is on offer - it is just waiting to be another great family home.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, stairs to the first floor, under stairs storage, radiator and door to the breakfast kitchen.

Lounge

7.25m x 3.36m (reducing to 2.84m into the dining area) (23' 9" x 11' 0") UPVC double glazed window to the front, real flame gas fire with composite fire place surround. Radiator and door to the breakfast kitchen and open plan to the dining area.

Dining Area

Sliding patio doors to the conservatory and radiator.

Conservatory

3.21m x 2.87m (10' 6" x 9' 5") Brick & uPVC double glazed construction, tiled flooring, radiator and French doors to the rear garden.

Breakfast Kitchen

5.03m x 3.05m (2.57m min) (16' 6" x 10' 0") A range of matching high gloss wall & base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit. Breakfast bar, space for Range style cooker with extractor over. Integrated dishwasher and washing machine. Tiled flooring, radiator, ceiling spotlights, uPVC double glazed window to the rear and door to the rear garden.

First Floor

Landing

Access to the attic and doors to all bedrooms and bathroom.

Bedroom 1

4.94m x 2.26m (16' 2" x 7' 5") UPVC double glazed window to the front, radiator, access to the attic and door to the en suite.

En Suite

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

Bedroom 2

3.69m x 3.4m (12' 1" x 11' 2") UPVC double glazed window to the rear, built in wardrobe/storage cupboard and radiator.

Bedroom 3

3.53m x 3.11m (11' 7" x 10' 2") UPVC double glazed bay window to the front and radiator.

Bedroom 4

2.49m x 2.19m (8' 2" x 7' 2") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and shower cubicle. Obscured uPVC double glazed window to the rear and radiator.

Outside

To the front of the property is a paved driveway providing ample off road parking leading to the garage with up & over door and power. The rear garden offers a good level of privacy and comprises a paved patio, raised flower bed borders with a range of plants & shrubs and a well maintained lawn. There is a further paved patio with timber gazebo and power, timber built shed and external tap. The garden is enclosed by timber fencing to the perimeter with gated access to the side.