

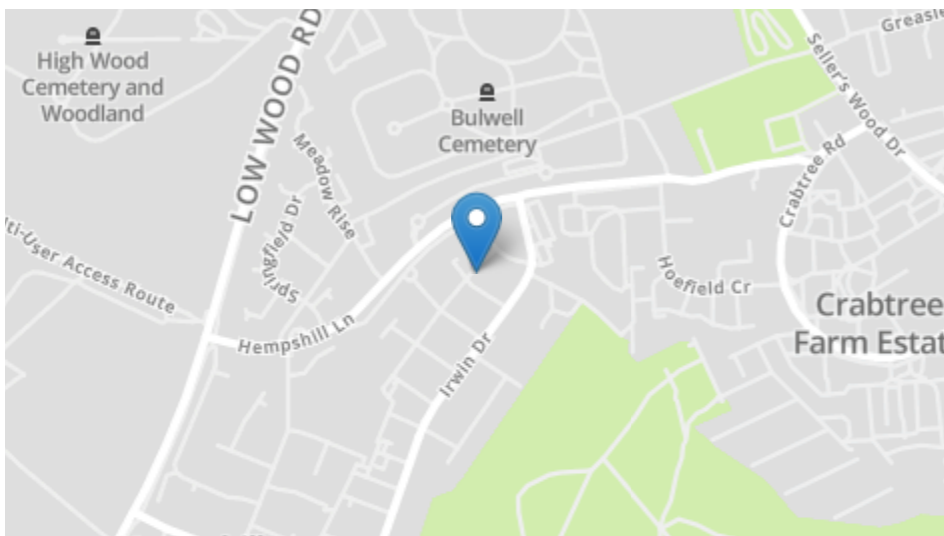
Cooper Close, Nottingham, NG6 7BS

£260,000



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want to view?

Call us on 0115 938 5577

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Ref - 20653047



- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms & Office Room
- Downstairs WC
- Driveway & Garage
- Low Maintenance Garden
- Excellent Road & Public Transport Links
- Ease Of Access To M1 & A610

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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*** EXTENDED FAMILY HOME *** Situated on the sought after Hempsill Vale estate, this 4 bed detached home would be perfect for a growing family. An extension to the rear provides a 3rd reception room, perfect as a play room or study. The accommodation comprises in brief; entrance hall, downstairs WC, kitchen, lounge, dining room and 3rd reception room with French doors leading to the rear garden. On the first floor the landing leads to the 4 good sized bedrooms and bathroom fitted with a three piece suite. Outside, the rear garden is well maintained and consists of a paved patio, lawn with shrub borders and a raised decking area. To the front of the property, a block paved driveway provides off road parking & leads to a detached garage. The location is popular with families being within walking distance to Hempsill Hall Primary School. Public transport links are also excellent and a wide range of amenities can be found nearby in Bulwell Town Centre just half a mile away. To book your viewing appointment,

Ground Floor

Porch

Composite entrance door, Minton tiled flooring, uPVC double glazed window to the side and door to the entrance hall.

Entrance Hall

Stairs to the first floor, under stairs storage including plumbing for washing machine, solid oak flooring, radiator and doors to the kitchen and WC.

WC

WC, vanity sink unit, chrome heated towel rail and obscured uPVC double glazed window to the side.

Dining Room

3.77m x 3.63m (12' 4" x 11' 11") 2 obscured uPVC double glazed windows to the side, radiator, door to the rear, French doors to the garden room and open plan to the lounge.

Lounge

4.5m x 3.95m (14' 9" x 13' 0") uPVC double glazed window to the front, feature Opti Myst fire and marble fire place surround and radiator.

Home Office

3.71m x 2.32m (12' 2" x 7' 7") 2 uPVC double glazed windows to the rear, radiator and French doors to the rear garden.

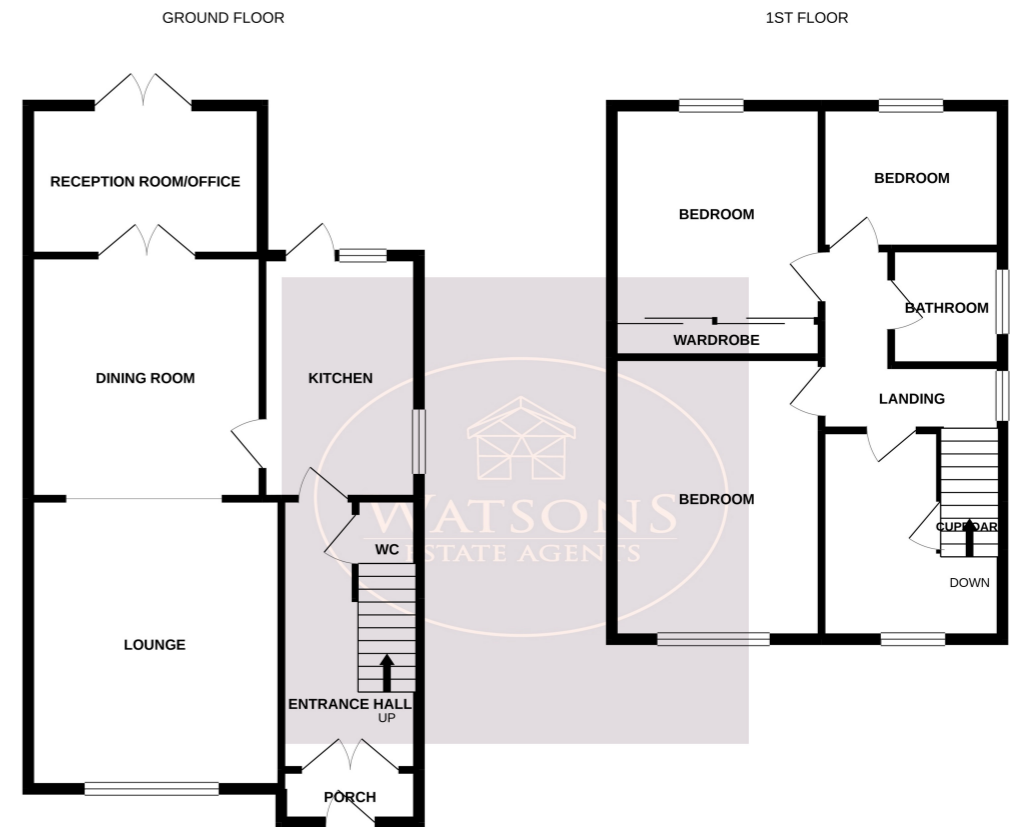
Kitchen

3.69m x 2.44m (12' 1" x 8' 0") A range of matching wall & base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: waist height oven & grill, gas hob with extractor over, fridge, freezer and dishwasher. Tiled flooring, built in storage cupboard/walk in larder, uPVC double glazed window to the side, door to the rear garden and door to the dining room.

First Floor

Landing

UPVC double glazed window to the side, access to the attic (partly boarded with drop down ladder), airing cupboard housing the hot water tank and doors to all bedrooms & 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

4.46m x 3.24m (14' 8" x 10' 8") UPVC double glazed window to the front and radiator.

Bedroom 2

3.96m x 3.23m (13' 0" x 10' 7") UPVC double glazed window to the rear, sliding door wardrobes and radiator.

Bedroom 3 L Shaped

3.24m (1.91m min) x 2.95m (10' 8" x 9' 8") Built in storage cupboard housing the Worcester Bosch combination boiler, uPVC double glazed window to the front and radiator.

Bedroom 4

2.85m x 2.22m (9' 4" x 7' 3") UPVC double glazed window to the rear and radiator.

Bathroom

Fully tiled 3 piece suite in white comprising: concealed cistern WC, vanity sink unit and shower cubicle with electric shower over. Radiator and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a paved driveway offering ample off road parking and raised gravel flower bed borders with a range of plants & shrubs. There is a further section of off road parking to the side of the property behind double iron gates with an electric charging point. The low maintenance rear garden comprises; paved patio, door to the garage with up & over door and power, artificial lawn. Other features included a timber decking area to the bottom of the garden with an uncovered pergola and raised brick borders with a range of plants & shrubs. The garden is enclosed by timber fencing to the perimeter with gated access to both side.