

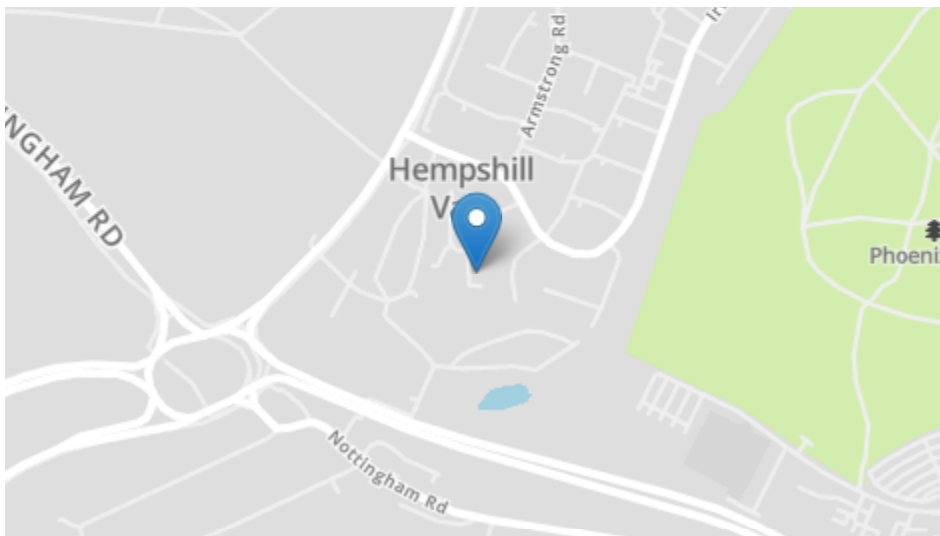
Barn Close, NG6 7EA

£375,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		72	82
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Detached Family Home
- 4/5 Bedrooms/Playroom
- 3 Reception Rooms
- En Suite, Family Bathroom & Downstairs Shower Room
- Conservatory
- Driveway
- Cul De Sac Location
- Ease of Access to M1 & A610
- Excellent Road & Public Transport Links Including

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 - 28451806

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



\*\*\*STYLE WITH ALL THE SUBSTANCE\*\*\* An executive four/five bedroom detached family home on the popular Hempsill Vale development. With three bathrooms, three reception rooms, and beautifully presented throughout, this home offers families space and style in abundance. Briefly comprising; entrance hallway, dining room, lounge, play room/bedroom five, en-suite, kitchen, conservatory. To the first floor, four bedrooms, primary with en-suite, and family bathroom. Outside, to the front is a driveway providing ample off road parking, and to the rear is a good sized and private garden. Located on Hempsill Vale, the property sits close to a range of amenities including Kimberley and Bulwell town centres which cater for all day to day needs, along with excellent transport links including tram and bus routes, along with the A610 and M1 at J26 for commuter routes. Contact Watsons to arrange your viewing.

#### Ground Floor

##### Entrance Hall

Entrance door to the front, stairs to the first floor, under stairs storage, radiator, wood effect laminate flooring and doors to the playroom/bedroom 5, dining room, lounge and kitchen.

##### Play Room/Bedroom 5

4.33m x 2.49m (14' 2" x 8' 2") UPVC double glazed window to the front, radiator, storage cupboard, wood effect laminate flooring and door to the en suite shower room.

##### En Suite Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Radiator and obscured uPVC double glazed window to the side.

##### Dining Room

4.15m x 2.69m (13' 7" x 8' 10") UPVC double glazed bay window to the front, radiator, wood effect laminate flooring.

##### Lounge

4.45m x 3.77m (14' 7" x 12' 4") Radiator, wood effect laminate flooring and sliding patio door leading to the conservatory.

##### Conservatory

4.1m x 3.71m (13' 5" x 12' 2") Brick & uPVC double glazed construction, radiator, wood effect laminate flooring and uPVC double glazed French doors to the rear garden.

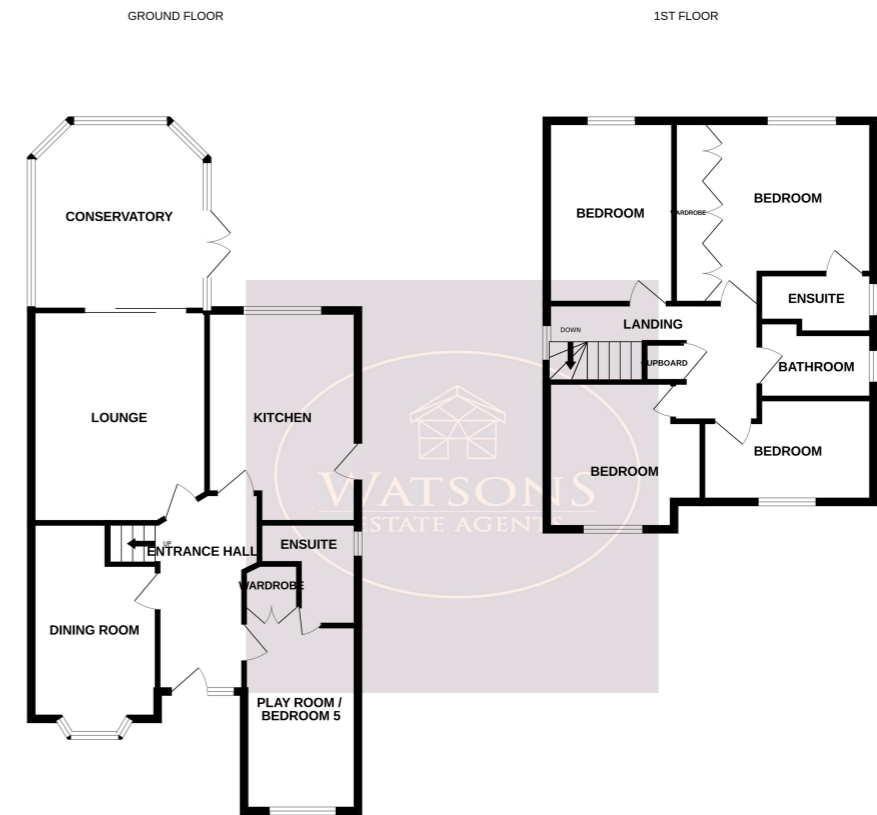
##### Kitchen

4.57m x 3.19m (15' 0" x 10' 6") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: double waist height electric oven & 4 ring gas hob with extractor over. Plumbing for washing machine & dishwasher. Plumbing and wiring for an American style fridge freezer. Tiled flooring, radiator, uPVC double glazed window to the rear and door to the side.

#### First Floor

##### Landing

UPVC double glazed window to the front, airing cupboard housing the hot water tank, access to the attic (partly boarded), radiator and doors to the primary bedroom, bedrooms 2, 3, & 4 and family bathroom.



While 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.  
Made with Metropex 02024

##### Primary Bedroom

3.53m x 3.51m (11' 7" x 11' 6") UPVC double glazed window to the rear, fitted wall to wall, floor to ceiling fitted wardrobes, radiator and door to the en suite.

##### En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Heated towel rail, extractor fan and obscured uPVC double glazed window to the side.

##### Bedroom 2

3.8m x 2.66m (12' 6" x 8' 9") UPVC double glazed window to the rear and radiator.

##### Bedroom 3

3.34m x 3.18m (10' 11" x 10' 5") UPVC double glazed window to the front and radiator.

##### Bedroom 4

3.63m x 2.13m (11' 11" x 7' 0") UPVC double glazed window to the front and radiator.

##### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Tiled flooring, radiator and obscured uPVC double glazed window to the side.

##### Outside

To the front of the property is a turfed lawn. A tarmac driveway provides ample off road parking. The low maintenance rear garden comprises a generous paved patio and turfed lawn. The garden is enclosed by timber fencing to the perimeter with gated access to the side.