

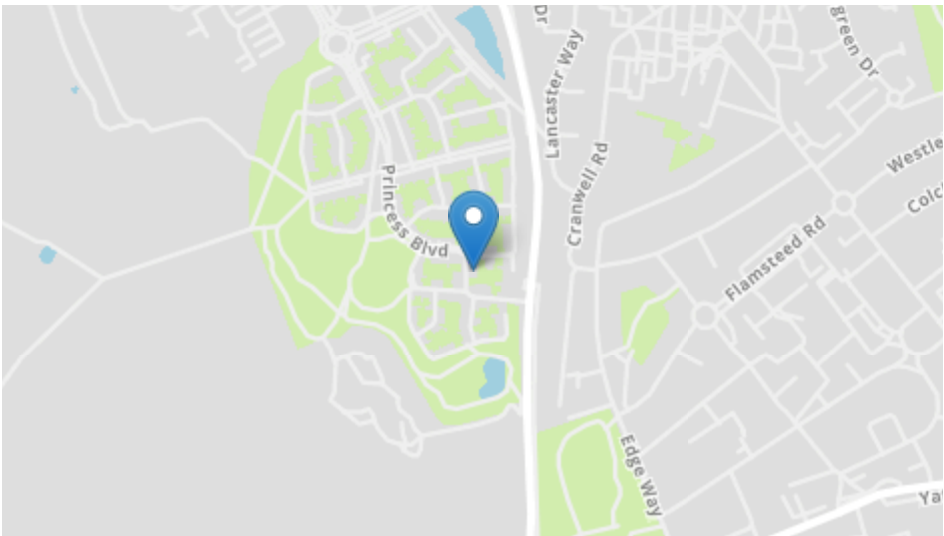
Princess Boulevard, Nottingham, NG8 6HE

Guide Price £300,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	79	83
England, Scotland & Wales	EU Directive 2002/91/EC	



- Semi Detached Family Home
- Three Storey Accommodation
- Four Double Bedrooms
- Potential 5th Bedroom/Study
- Spacious Open Plan Dining Kitchen & Living Area
- Ground Floor WC & En Suite To Primary Bedroom
- Three Piece Family Bathroom
- Off Road Parking & Garage
- Generous Enclosed Rear Garden
- Spacious And Adaptable

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 - 29287040

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



*** GUIDE PRICE £300,000 - £325,000 *** MODERN LIVING AT IT'S FINEST *** Situated on this highly desirable development, this three storey 4 bedroom home has both the space and versatility to suit today's modern family. The ground floor accommodation briefly comprises: Entrance hallway, WC, study and an open lounge & dining kitchen with French doors opening to the garden. On the first floor you will find the primary bedroom with en suite shower room and second bedroom currently used as a lounge. The second floor leads to two further bedrooms and a family bathroom. The rear garden boasts a great size rear garden perfect for the summer months. The location is perfect for buyers needing easy access to the M1 motorway, A52 & A610 and with Nottingham City Centre less than 4 miles away it really is a commuters dream. Whether you're searching for your first property or next family home, this property could tick all of the boxes. Call our team today to arrange your viewing! 01159385577 (OPTION 1).

Ground Floor

Entrance Hallway.

Composite wood entrance door, laminate flooring, storage cupboard housing combination boiler, stairs to first floor, radiator and doors to study/bedroom, ground floor wc and open plan dining kitchen.

Ground Floor WC

1.65m x 0.85m (5' 5" x 2' 9") Low level WC, pedestal sink, vinyl flooring and radiator.

Bedroom 5/Study

1.85m x 2.79m (6' 1" x 9' 2") UPVC double glazed window to the front and radiator.

Open Plan Dining Kitchen & Living Area

2.91m x 3.93m + recess (9' 7" x 12' 11") A range of matching base & wall units with worksurfaces incorporating inset 1.5 stainless steel sink & drainer unit. Integrated appliances including fridge freezer, dishwasher, electric oven and 4 ring gas hob with extractor fan over. Laminate wood flooring, uPVC French door to the rear, radiator and understairs storage cupboard.

First Floor

First Floor Landing

Doors to bedroom and lounge and stairs to second floor.

Bedroom 1

3.94m x 3.02m (12' 11" x 9' 11") Two double uPVC double glazed windows to the rear, radiator, door to ensuite.

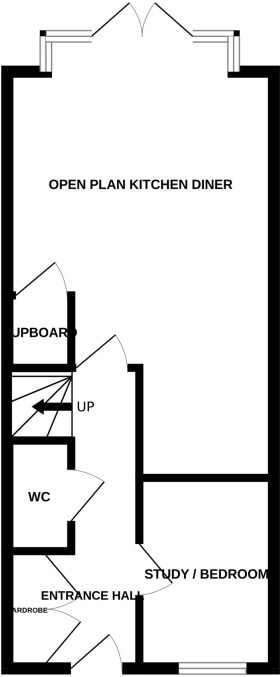
En Suite

2.29m x 1.53m (7' 6" x 5' 0") White three piece suite comprising; low level WC, pedestal sink and main fed cubicle shower. Vinyl flooring, partially tiled walls, chrome heated towel rail and uPVC double glazed window to the side.

Bedroom 2/Lounge

3.10m x 3.91m (10' 2" x 12' 10") Two uPVC double glazed windows to the front and radiator.

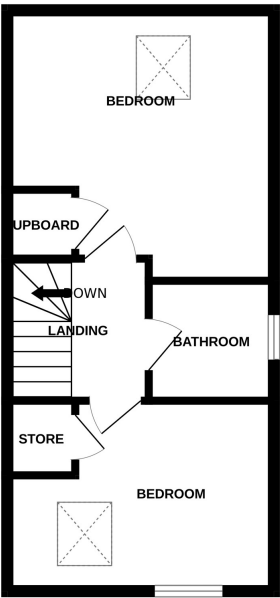
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Second Floor

2nd Floor Landing

Doors leading to both bedrooms and bathroom.

Bedroom Three

3.51m x 3.91m (11' 6" x 12' 10") UPVC double glazed window to the rear, storage cupboard housing the hot water tank, Velux window and radiator.

Family Bathroom

White three piece suite comprising; low level WC, pedestal sink and panelled bath. Obscured uPVC double glazed window to the side, vinyl flooring and heated towel rail.

Bedroom Four

3.89m x 2.58m (12' 9" x 8' 6") UPVC double glazed window to the front, Velux window, built in storage cupboard and radiator.

Garage

Single garage with up and over doors and access door to the rear.

Outside

The front of the property has a tarmacadam driveway leading to the garage with a timber gate to the rear garden as well as a brick half wall enclosing a paved path to the entrance door. The rear garden features a paved patio seating area with a generous turfed lawn, and access to the garage, palisaded by timber fencing.

*** AGENT NOTE ***

Agent Note: The seller has provided the following information; The boiler was put in when the house was built in 2015. It was last serviced 1/6/2021 and is located in the storage cupboard by the front door.