

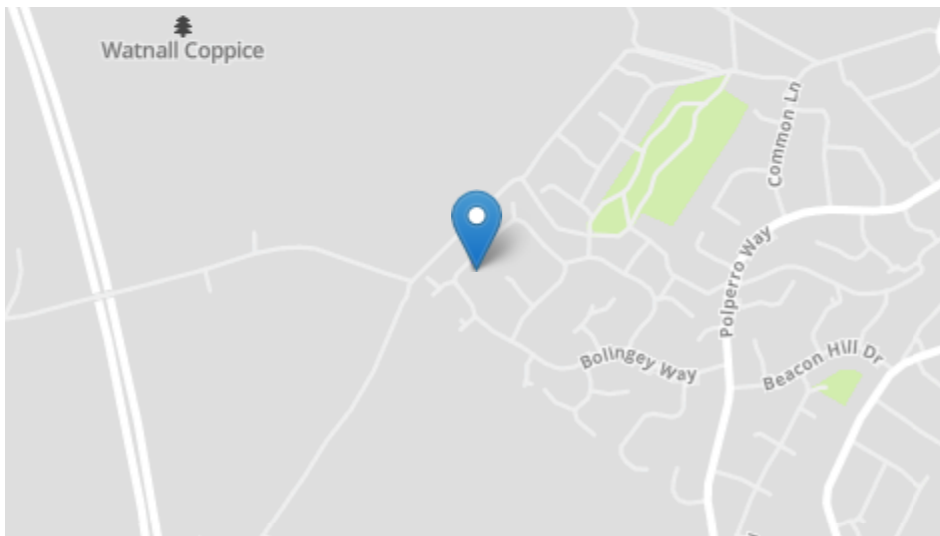
Bolingey Way, Hucknall, NG15 6TQ

Guide Price £300,000

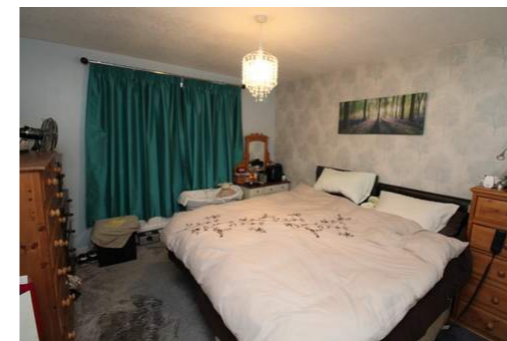


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		88
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Detached Family Home
- 6 Bedrooms
- En Suite & Family Bathroom
- 3 Reception Rooms
- Conservatory
- Utility Room & Downstairs WC
- Ample Off Road Parking
- Popular Residential Location

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 - 20792320

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 \*\*\* ROOM AFTER ROOM AFTER ROOM! \*\*\* This substantial detached house is located on a sought after residential development and offers, space and versatility throughout, perfect for large and growing families. The accommodation comprises in brief; entrance hall, lounge, dining room, sitting room, kitchen, conservatory, kitchen, utility, downstairs WC and two ground floor bedrooms which could equally be used as a home office or play room. On the first floor, the landing leads to the family bathroom and 4 bedrooms, with bedroom 1 benefiting from an en suite. Outside, the property sits on a corner plot with ample off road parking to the front and low maintenance gardens to the side and rear. Hucknall Town Centre is less than a 10 minute drive away and nearby schools include the Holgate Academy and Edgwood Primary. Local amenities include a convenience store and cafe and buses with routes to various destinations, run from Watnall Road, just a mile away. For more information or to book your viewing, call our team.

#### Ground Floor

##### Entrance Hall

UPVC double glazed entrance door, stairs to the first floor, radiator and door to the lounge.

##### Lounge

4.97m into the bay x 4.15m (16' 4" x 13' 7") Lead lined uPVC double glazed bay window to the front, brick built fire place with real flame gas fire, radiator and door to the dining room.

##### Dining Room

3.19m x 2.68m (10' 6" x 8' 10") Wood effect laminate flooring, radiator, sliding patio door to the conservatory and doors to the kitchen and sitting room.

##### Kitchen

3.22m x 2.83m (10' 7" x 9' 3") A range of matching wall & base units, work surfaces incorporating a inset one & a half bowl stainless steel sink and wooden sink drainer. Integrated appliances to include: waist height oven, grill & microwave and gas hob with extractor over. Plumbing for dishwasher, tiled flooring, under stairs storage, radiator, uPVC double glazed window to the rear and doors to the utility room and bedroom 5.

##### Sitting Room

3.44m x 2.97m (11' 3" x 9' 9") Radiator, sliding patio door to the rear garden and door to bedroom 6.

##### Bedroom 6

3.94m x 2.97m (12' 11" x 9' 9") Lead lined uPVC double glazed window to the front and radiator.

##### Conservatory

4.94m x 2.88m (16' 2" x 9' 5") Brick & uPVC double glazed construction with polycarbonate roof, tiled flooring, air conditioning unit and French doors to the rear garden.

##### Utility Room

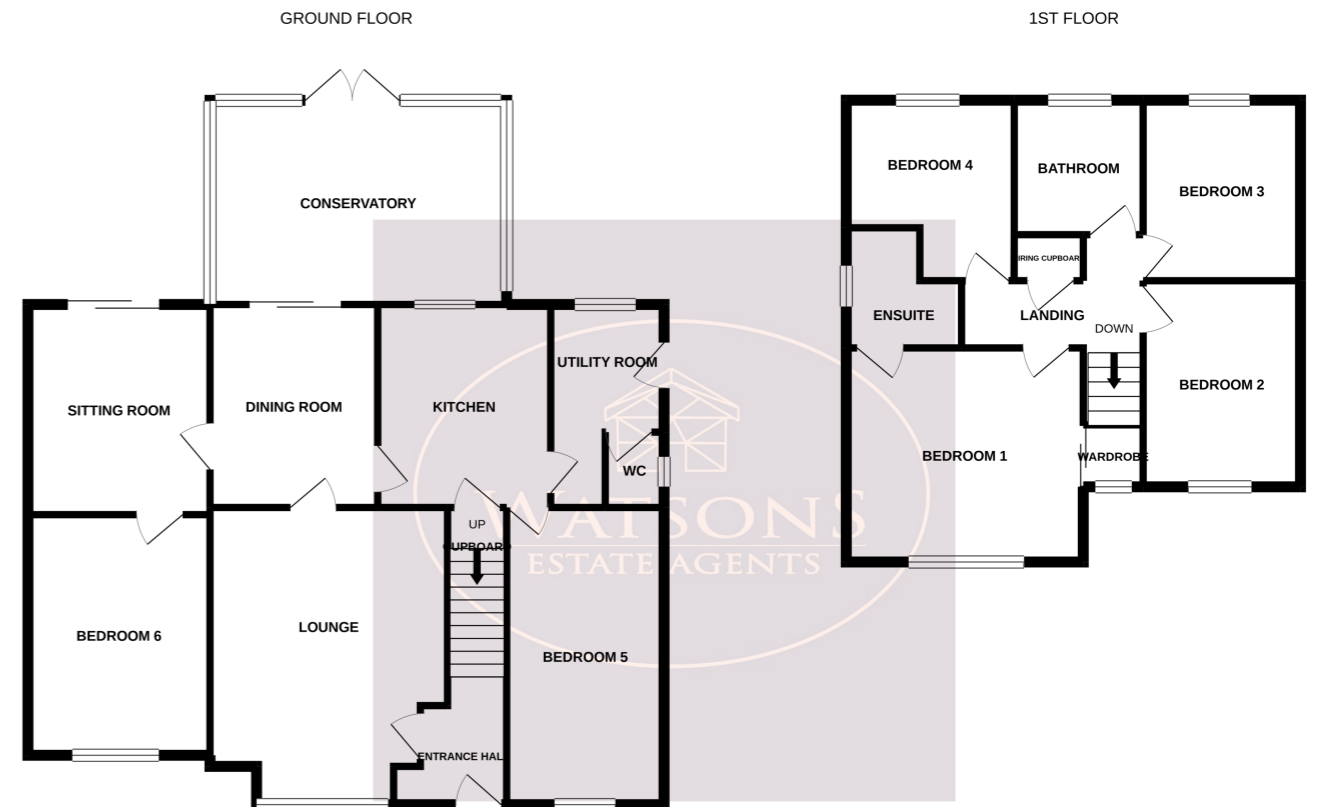
2.0m x 1.79m (6' 7" x 5' 10") Matching base units, work surface, plumbing for washing machine, tiled flooring, radiator, uPVC double glazed window to the rear, external door to the side and door to the WC.

##### WC

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

##### Bedroom 5

4.9m x 2.42m (16' 1" x 7' 11") UPVC double glazed window to the front, exposed wooden flooring and radiator.



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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#### First Floor

##### Landing

Airing cupboard housing the Worcester Bosch combination boiler, access to the attic and doors to bedrooms and bathroom.

##### Bedroom 1

3.98m x 3.38m (13' 1" x 11' 1") UPVC double glazed window to the front, built in sliding door wardrobe, radiator and door to the en suite.

##### En Suite

3 piece suite comprising: WC, pedestal sink unit and shower cubicle. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

##### Bedroom 2

3.33m x 2.49m (10' 11" x 8' 2") Lead lined uPVC double glazed window to the front and radiator.

##### Bedroom 3

2.96m x 2.53m (9' 9" x 8' 4") UPVC double glazed window to the rear and radiator.

##### Bedroom 4

2.56m x 2.45m (8' 5" x 8' 0") UPVC double glazed window to the rear and radiator.

##### Bathroom

3 piece suite in white comprising: concealed cistern WC, vanity sink unit and bath with mains shower over. Heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

##### Outside

To the front of the property is a paved driveway offering ample off road parking. To the side of the property there is an artificial lawn and a gate leading to the rear garden which comprises of a paved patio, timber decking section, artificial lawn, aluminium store with power and an external tap. The garden is enclosed by timber fencing and concrete panelling.