

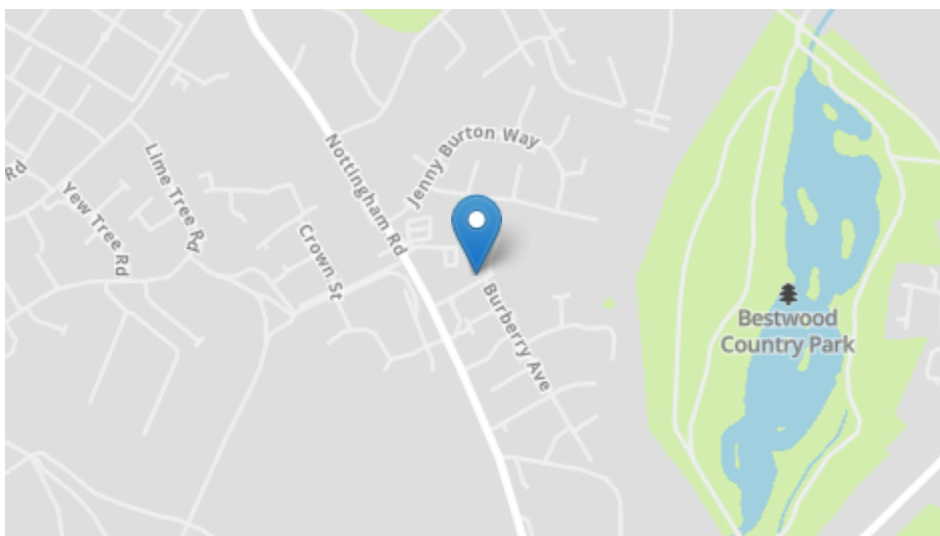
Orchid Croft, Hucknall, NG15 7EP

£180,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Modern End Terrace
- Accommodation over 3 Floors
- 3 Bedrooms
- En Suite to Bedroom 1
- Downstairs WC
- Low Maintenance Rear Garden
- Off Road Parking
- Beautifully Presented Throughout

Our Seller says....
 "Excellent transport links. Variety of shops nearby. Lovely family estate with a park and grass area at the back. Also a 15 minute stroll from bestwood country park."

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 - 19216403

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



***** THREE STOREY GLORY ***** Presented like a show home, this stunning end town house has accommodation over 3 floors and is home you can enjoy from day one. The ground floor comprises in brief; entrance hall, WC, kitchen with modern units and a lounge diner with French doors to the rear garden. On the first floor, the landing leads to the family bathroom and two double bedrooms, whilst bedroom 1 is located on the second floor and benefits from an en suite shower room and ample storage space. Outside, there is a low maintenance garden to the rear enclosed by timber fencing and an allocated parking space is located nearby. Orchid Croft is situated on a modern residential development just off Nottingham Road, providing easy access to Hucknall Town Centre and keys roads including the A611. This home would be ideal for first time buyers looking to take a firm foot on the ladder or a young family who want to be within reach of schools and play parks. For more information, or to book your viewing, call our team.

Ground Floor

Entrance Hall

Entrance door, solid wood topped flooring with inset foot mat, stairs to the first floor, radiator and doors to the lounge, kitchen and WC.

WC

WC, pedestal sink unit, radiator and obscured uPVC double glazed window to the side.

Kitchen

3.38m x 2.03m (11' 1" x 6' 8") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine and dishwasher. Worcester Bosch combination boiler, radiator and uPVC double glazed window to the front.

Lounge Diner

5.0m x 4.16m (16' 5" x 13' 8") Wooden topped flooring, 2 radiators and French doors to the rear garden.

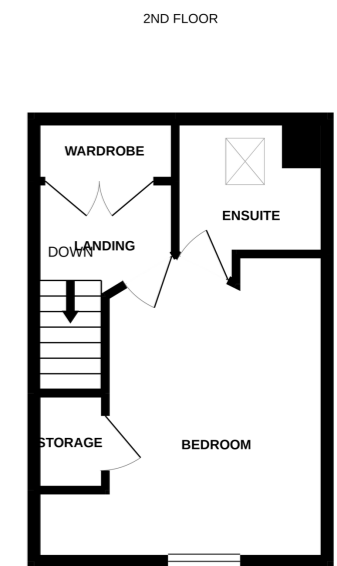
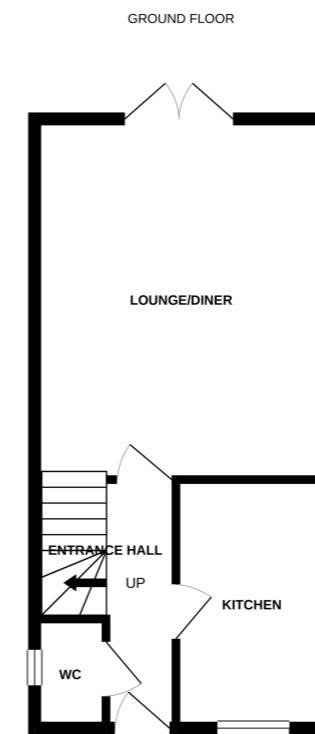
First Floor

Landing

Stairs to the 2nd floor, radiator and doors to bedrooms 2, 3 and bathroom.

Bedroom 2

4.08m x 3.48m (into the recess) (13' 5" x 11' 5") 2 uPVC double glazed windows to the rear 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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Bedroom 3

4.1m x 2.57m reducing to 1.9m (13' 5" x 8'5" reducing to 6' 3") 2 uPVC double glazed windows to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Radiator and extractor fan.

Second Floor

Landing

Fitted double storage cupboard and door to bedroom 1.

Bedroom 1

3.64m (4.42m max) x 2.96m (11' 11" x 9' 9") UPVC double glazed window to the front, access to the attic, over stair storage cupboard, radiator and door to the en suite.

En Suite

3 piece suite comprising WC, vanity sink unit and shower cubicle with electric shower. Chrome heated towel rail and skylight with integrated blinds.

Outside

The low maintenance rear garden has a paved patio, artificial lawn, timber shed and is enclosed by timber fencing with gated access to the side. There is an allocated parking space nearby.