

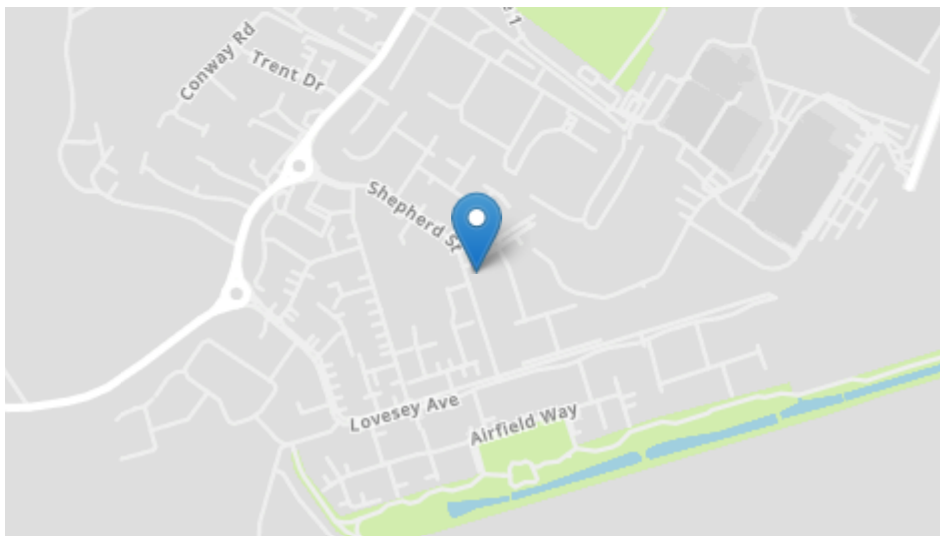
Shepherd Street, Hucknall, NG15 6XB

Guide Price £260,000

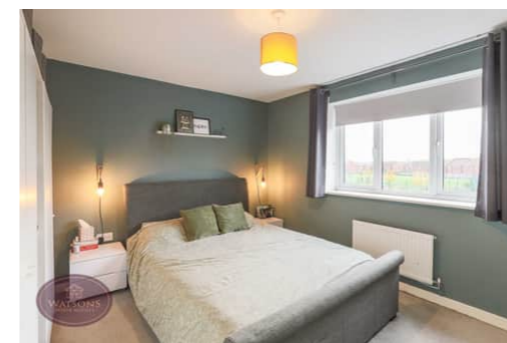


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		95
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 26936007

Our Seller says....

- Detached Family Home
- 3 Double Bedrooms
- En Suite to Primary Bedroom
- Modern Open Plan Dining Kitchen
- Downstairs WC & Utility Room
- Off Road Parking
- Popular Residential Location
- 7 Years NHBC Certificate

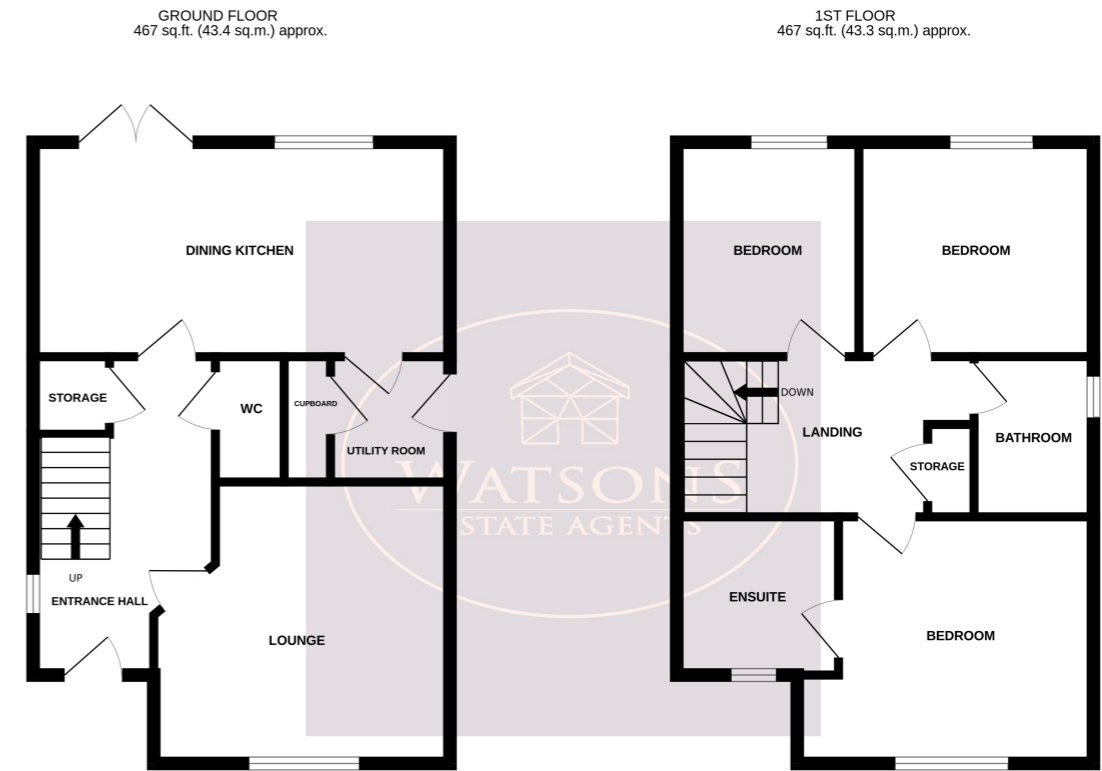
Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations 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





TOTAL FLOOR AREA : 933 sq.ft. (86.7 sq.m.) approx.  
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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\*\*\* GUIDE PRICE £260,000 - £270,000 \*\*\* \*\* JUST LIKE NEW! \*\*\* Watsons are pleased to market this modern detached family home situated within a popular residential development on the outskirts of Hucknall. If you're looking for a picture perfect home with a location to match, look no further! Accommodation to the ground floor in brief comprises; welcoming entrance hallway, lounge, open plan dining kitchen, utility and ground floor WC. To the first floor there are three well proportioned bedrooms with the primary featuring an en suite shower room and family bathroom. Externally this property features off road parking and a low maintenance rear garden. Not only does this home offer just the right amount of space for any family, the location is particularly appealing with Hucknall Flying High Academy within walking distance along with easy access to Holgate Secondary School. For those that like to spend time outdoors, there are endless country walks available in addition to Merlin Park only a stones throw away, perfect for any keen dog walker. We love this property and so will you - call our team today to arrange your viewing!

## Ground Floor

### Entrance Hall

UPVC double glazed door to the front, uPVC double glazed window to the side, radiator, stairs to the first floor, storage cupboard and doors to the lounge, WC and dining kitchen.

### Lounge

3.91m x 3.7m (12' 10" x 12' 2") UPVC double glazed window to the front, radiator and feature fire.

### WC

WC, pedestal sink unit, radiator and extractor fan.

### Dining Kitchen

5.49m x 2.82m (18' 0" x 9' 3") A range of matching wall & base units, work surfaces incorporating and inset stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over, fridge freezer and dishwasher. Ceiling spotlights, radiator, feature lighting, storage cupboard and wood effect laminate flooring. UPVC double glazed window to the rear, uPVC double glazed French doors leading to the rear garden and door to the utility room.

### Utility Room

Plumbing for washing machine and dryer. UPVC double glazed door to the side.

## First Floor

### Landing

Access to the attic and uPVC double glazed window to the side. Doors to all bedrooms and bathroom.

### Primary Bedroom

3.93m x 3.26m (12' 11" x 10' 8") UPVC double glazed window to the front and radiator. Door to the en suite.

### En Suite

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

### Bedroom 2

2.91m x 2.82m (9' 7" x 9' 3") UPVC double glazed window to the rear and radiator.

### Bedroom 3

2.92m x 2.61m (9' 7" x 8' 7") UPVC double glazed window to the rear and radiator.

### Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath. Extractor fan, radiator and obscured uPVC double glazed window to the side.

### Outside

To the front of the property is a small lawn. Running alongside the property a tarmac driveway provides ample off road parking. The rear garden offers a good level of privacy and comprises a turfed lawn and is enclosed by timber fencing to the perimeter with gated access to the side.