

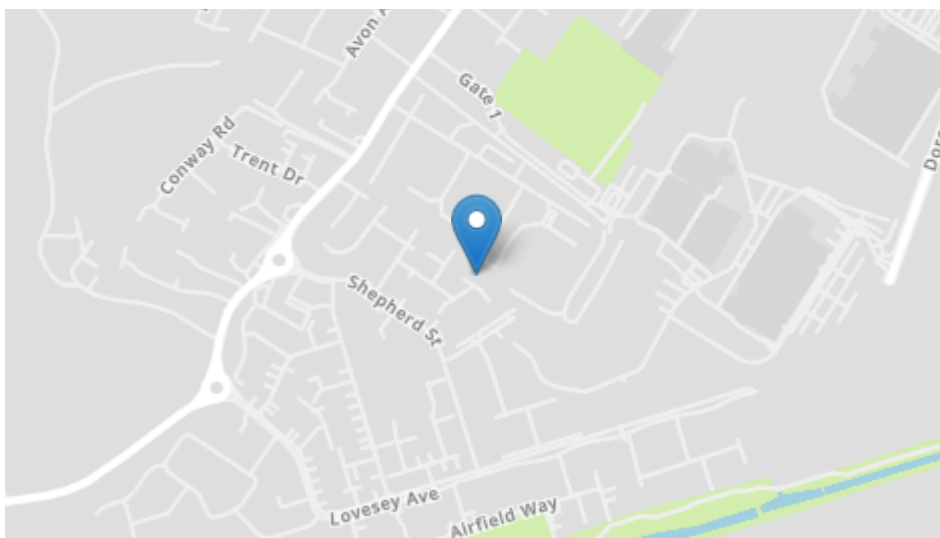
Turner Grove, Hucknall, Nottingham, NG15 6XE

Offers in Region of £350,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		93
(81-91)	<b>B</b>	84	
(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	



Our Seller says....

- Modern Detached House
- 4 DOUBLE Bedrooms
- Open Plan Dining Kitchen
- En Suite to Primary Bedroom
- Downstairs WC
- Driveway & Garage
- Well Presented Throughout
- 7 Years NHBC Certificate

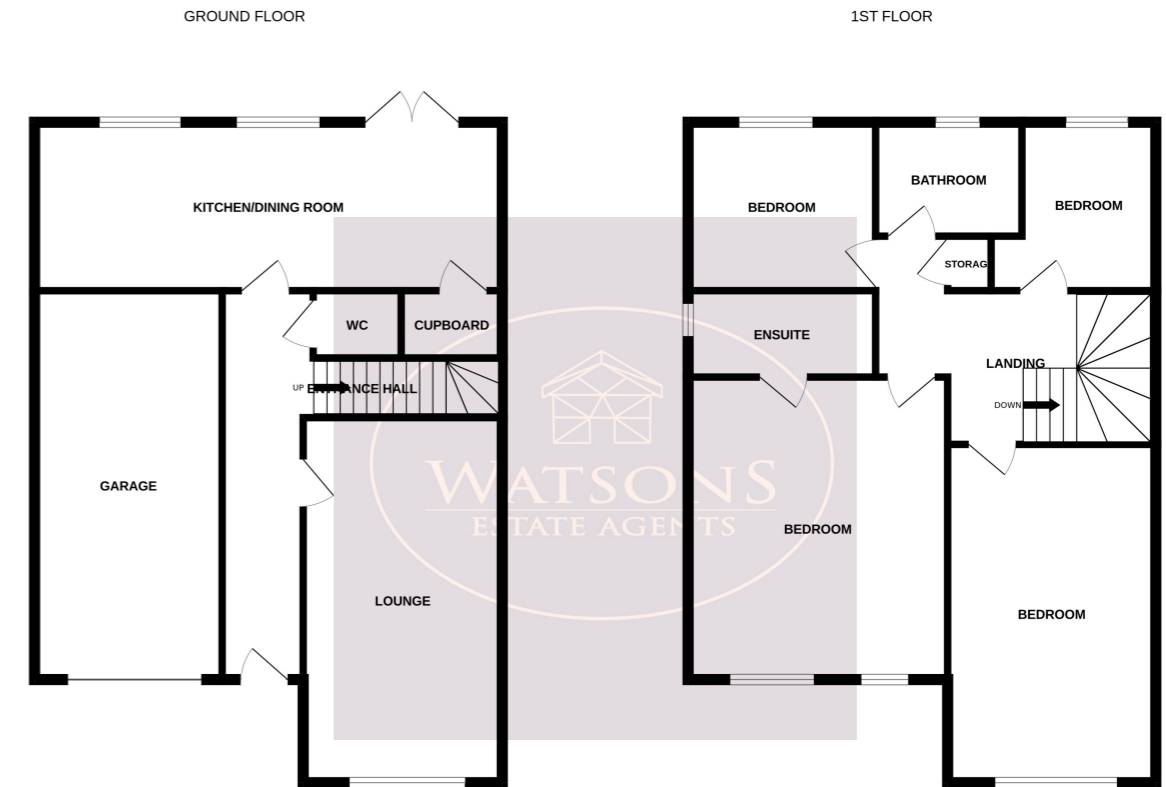
want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 27006928

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

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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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\*\*\* SIMPLY STUNNING \*\*\* A beautifully presented family home located within a sought after new build development on the Hucknall/Watnall border. If you're wanting a 'hassle free' home that you can move straight into then look no further! This property comes with a 7 year NHBC certificate and is just like new. Accommodation to the ground floor in brief comprises; welcoming entrance hallway, spacious lounge, impressive & modern dining kitchen and ground floor WC. To the first floor there are 4 DOUBLE bedrooms, family bathroom and en suite shower room. Externally the property features an enclosed rear garden along with off road parking and garage. Turner Grove is conveniently located between Hucknall & Kimberley Town Centres, both of which provide a range of shops, amenities, well regarded schools and public services including doctors, pharmacies and vets. Key roads nearby include the A611 & A608 which leads to Junction 27 of the M1 and for those who love the outdoors, countryside walks around Hucknall, Watnall and Moorgreen are within easy reach. This modern detached house ticks every single box and provides something for all the family. Call our team today to arrange your viewing!

## Ground Floor

### Entrance Hall

Composite entrance door, doors to the lounge, WC and dining kitchen. Stairs to the first floor.

### WC

WC, pedestal sink unit, radiator and extractor fan.

### Lounge

5.89m x 3.21m (19' 4" x 10' 6") UPVC double glazed window to the front and radiator.

### Dining Kitchen

7.75m x 2.66m (25' 5" x 8' 9") A range of matching wall & base units, wooden work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven, gas hob with extractor over, fridge freezer, washing machine and dishwasher. 2 uPVC double glazed windows to the rear, ceiling spotlights, tiled flooring, storage cupboard and uPVC double glazed French doors leading to the rear garden.

## First Floor

### Landing

Access to the attic, storage cupboard and doors to all bedrooms and bathroom.

### Primary Bedroom

4.53m x 4.35m (14' 10" x 14' 3") 2 uPVC double glazed windows to the front, radiator and door to the en suite.

### En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Extractor fan, chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the side.

### Bedroom 2

5.4m x 3.14m (17' 9" x 10' 4") UPVC double glazed window to the front and radiator.

### Bedroom 3

2.98m x 2.75m (9' 9" x 9' 0") UPVC double glazed window to the rear and radiator.

### Bedroom 4

2.72m x 2.71m (8' 11" x 8' 11") UPVC double glazed window to the rear and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Chrome heated towel rail, extractor fan and ceiling spotlights.

### Outside

To the front of the property is a turfed lawn and flower bed borders. A tarmac driveway provides ample off road parking and leads to the garage measuring 6.29m x 3.03m with roll up door and power. 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.