

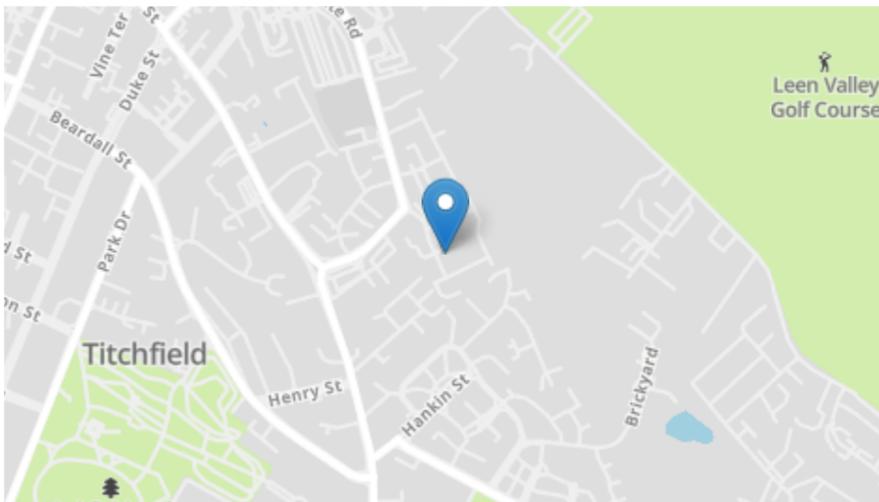
Robin Bailey Way, Hucknall, NG15 7UP

Offers Over £260,000



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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			
		78	88
England, Scotland & Wales		EU Directive 2002/91/EC	



- Modern 3 Storey Detached Home
- 3 Double Bedrooms
- Utility Room & Downstairs WC
- En Suite & Family Bathroom
- Off Road Parking & Garage
- Excellent Road & Public Transport Links Including Tram
- Walking Distance To Amenities
- No Upward Chain

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 - 29999249

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



*** SPACE FOR A GROWING FAMILY! *** NO CHAIN *** This super 3 DOUBLE bedroom detached family home is located in a quiet residential area only a short distance from Hucknall town centre and the tram stop which give great access to the city centre! Ready to move into and presented to a very good standard the flexible living space comprises of an entrance hallway, fitted kitchen/dining room, utility room, separate WC, living room with French doors and a Juliet balcony, 3 bedrooms with a master en-suite shower room and a family bathroom. Parking is provided by a private driveway leading to an integral garage and the property occupies a larger than average plot with a great garden perfect for children or outside entertaining! We really believe this fabulous family home has it all, to book your viewing call our sales team today!

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, radiator and doors to the WC and open to the dining kitchen.

WC

WC, pedestal sink unit, extractor fan and radiator.

Dining Kitchen

5.04m x 3.36m (16' 6" x 11' 0") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. UPVC double glazed windows to the front & side. Open to the entrance hall. Door to the utility room.

Utility Room

1.9m x 1.7m (6' 3" x 5' 7") Work surfaces incorporating an inset stainless steel sink & drainer unit. Wall mounted combination boiler, plumbing for washing machine and radiator. Wooden door to the rear garden.

First Floor

Landing

Doors to the lounge, bedroom 3 and family bathroom. Stairs to the second floor. Storage cupboard housing the pressurised hot water system.

Lounge

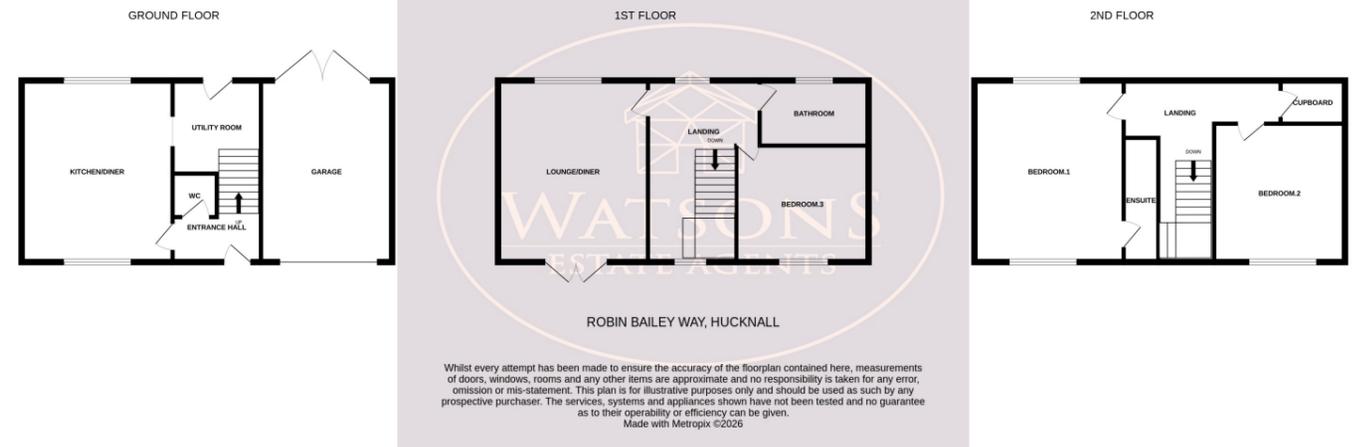
5.03m x 3.38m (16' 6" x 11' 1") UPVC double glazed window to the rear, radiator and French doors and Juliet balcony to the front.

Bedroom 3

3.65m x 2.84m (12' 0" x 9' 4") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Obscured uPVC double glazed window to the rear, extractor fan and radiator.



Second Floor

Landing

Doors to the primary bedroom and bedroom 2. Access to the attic. Storage cupboard housing the pressurised hot water system.

Primary Bedroom

5.02m x 3.49m (16' 6" x 11' 5") UPVC double glazed windows to the front & rear, fitted wardrobe, radiator and door to the en suite.

En Suite

3 piece suite comprising WC, pedestal sink unit and shower cubicle. Radiator and extractor fan.

Bedroom 2

3.78m x 2.92m (12' 5" x 9' 7") UPVC double glazed window to the front, wardrobe and radiator.

Outside

To the front of the property are gravel beds. A tarmac driveway provides off road parking leading to the integral garage with up & over door and power. The rear garden comprises a paved patio seating area, turfed lawn, flower bed borders with a range of mature plants & shrubs. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The seller has provided us with the following information: the boiler is located in the utility room and is 3 years old and is still in warranty.