

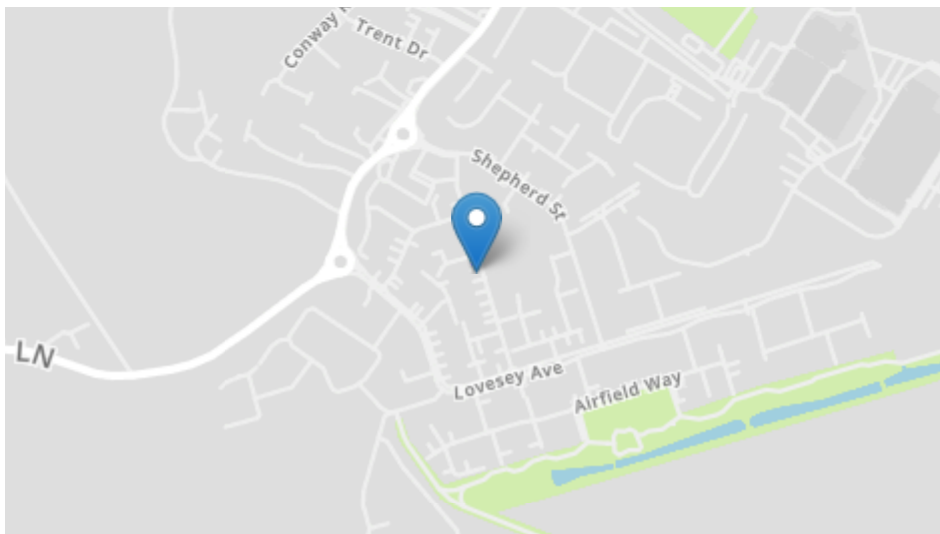
Hurricane Road, Hucknall, NG15 6WN

£220,000

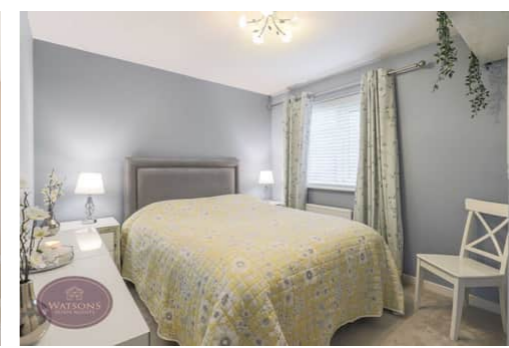


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- En Suite To Primary Bedroom
- Downstairs WC
- Off Road Parking
- Popular Residential Location
- Well Presented Throughout
- 4 Years NHBC Certificate

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 - 26965886

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



*** YOU'LL BE BLOWN AWAY BY THIS ONE! *** This three bedroom semi-detached close to the Watnall/Hucknall border was built in 2017 and remains in excellent condition throughout. As the popular development now nears completion, whether you are a first time buyer or down-sizing, viewing is HIGHLY RECOMMENDED. The accommodation in brief comprises: entrance hall, downstairs wc, lounge, kitchen diner with patio doors leading out to the rear garden. Upstairs, the landing leads to the 3 bedrooms (en suite to primary) and family bathroom. Outside, the pleasant lawned rear is south-facing and a driveway alongside provides off street parking. Although quiet, this location has easy access to a wide range of shops, amenities & transport links, whilst there is beautiful countryside nearby too.

Ground Floor

Entrance Hall

Tiled flooring, radiator, stairs to the first floor and doors to the WC and lounge.

WC

WC, wall mounted sink, radiator and obscured uPVC double glazed window to the front.

Lounge

4.34m x 3.68m (14' 3" x 12' 1") UPVC double glazed window to the front, under stairs storage cupboard, radiator and door to the dining kitchen.

Dining Kitchen

4.68m x 2.69m (15' 4" x 8' 10") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated appliances to include: electric oven & induction hob with extractor over and fridge freezer. Plumbing for washing machine and dishwasher. Tiled flooring, radiator, uPVC double glazed window to the rear and uPVC double glazed French doors leading to the rear garden.

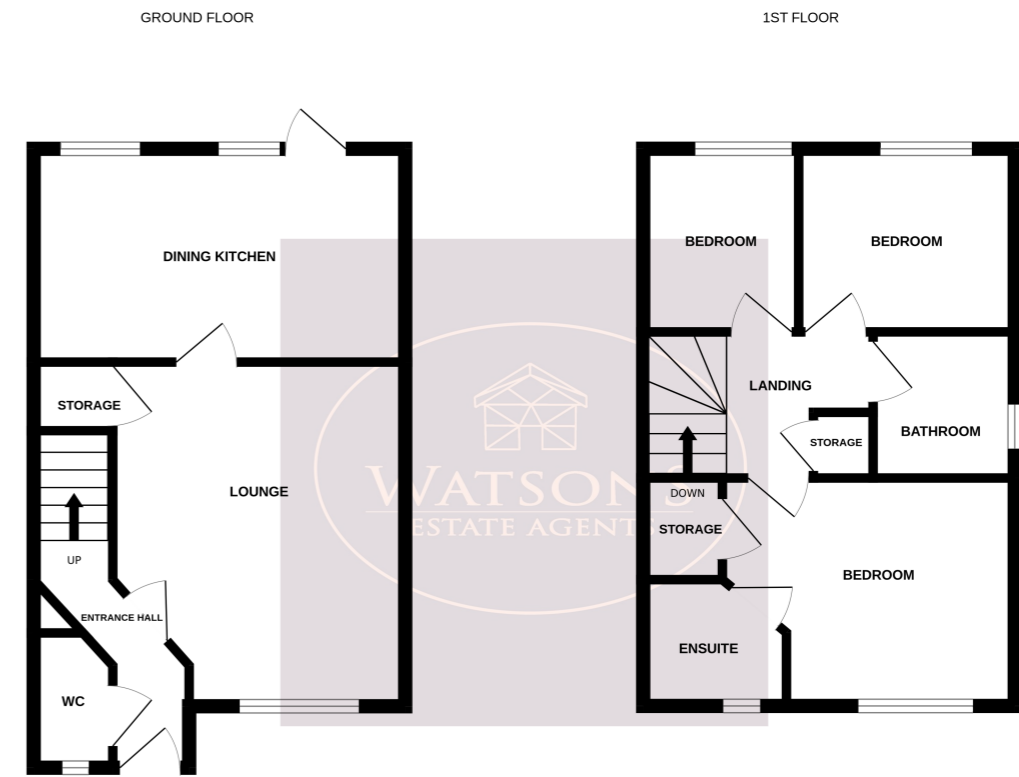
First Floor

Landing

Access to the attic (fully boarded with dropdown ladder), storage cupboard and doors to all bedrooms and bathroom.

Primary Bedroom

3.68m x 2.88m (12' 1" x 9' 5") UPVC double glazed window to the front, inbuilt storage cupboard with hanging rails, radiator and door to the en suite.



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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En Suite

1.94m x 1.62m (6' 4" x 5' 4") 3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the front.

Bedroom 2

2.79m x 2.3m (9' 2" x 7' 7") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.3m x 1.77m (7' 7" x 5' 10") UPVC double glazed window to the rear and radiator.

Bathroom

1.84m x 1.79m (6' 0" x 5' 10") 3 piece suite in white comprising WC, pedestal sink unit and bath with mains fed shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a lawned garden. A tarmac driveway provides ample off road parking. The South facing rear garden comprises a paved patio, outside light, tap & power point, timber built shed and turfed lawn. The garden is enclosed by timber fencing to the perimeter with gated access to the side.