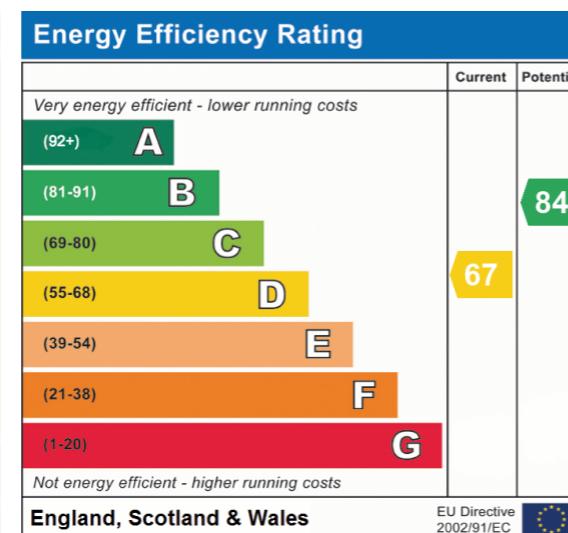
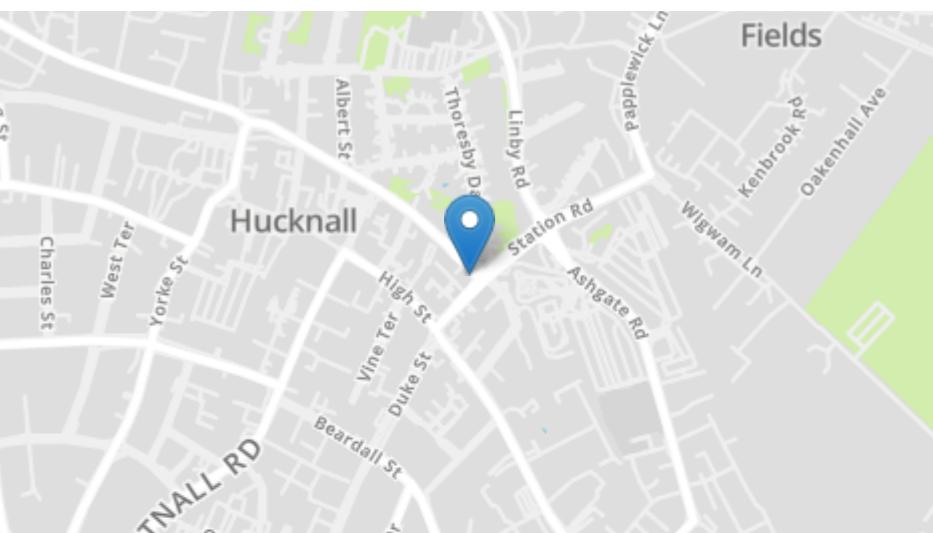


Rovert House, Station Road, Hucknall, Nottingham, NG15
7UD
Offers Over £475,000



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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 - 29839175

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.



- Edwardian Detached Family Home
- 2 Reception Rooms
- 4 Double Bedrooms
- Downstairs WC, 2 En Suites & Family Bathroom
- Genuine Character
- Off Road Parking
- Walking Distance To Amenities
- Excellent Road & Public Transport Links Including Tram
- Development Opportunity (STPP)

Our Seller says....

40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577

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*** EDWARDIAN MASTERPIECE WITH LUCRATIVE OPPORTUNITY *** Introducing 'Rovert House', occupying a prime position in the central area of Hucknall. The prominent home built in 1905 has to be seen to be believed - and there is also the OPPORTUNITY TO BUILD on the plot (STPP).

The extensive accommodation has been lovingly maintained to preserve character features like stained glass windows and cast iron radiators. The high ceilings give a particularly spacious feel throughout which starts upon entry through the arched doors where you immediately feel the grandeur of the wide staircase which leads your eyes up to the original cornicing and feature arch. This leads through to an open plan modern kitchen which is large enough for those who like to entertain. There are 2 further reception rooms and wc to complete the ground floor accommodation.

Upstairs, the landing leads to the 4 DOUBLE bedrooms (2 with en suite facilities) and an impressive family bathroom with 4 piece suite. If all that isn't enough space, the landing could easily accommodate a further stairway if you wanted to convert the attic. The stylish presentation is in keeping with the property's character and maintained to mean the lucky buyer can move in with peace of mind.

Outside, planning permission was previously granted (Ashfield V/2019/0823) to build 2 semi detached houses (recently lapsed), making this a potentially lucrative option, whilst still leaving enough outside space and not having much impact on the high level of privacy - speak to our team for more information. The immediate space to the side and rear is enclosed by a walled perimeter and requires very little maintenance. The original stone wall palisade compliments the impressive frontal kerb appeal to give a home you can truly be proud of.

This location is within walking distance from a wealth of amenities including shops, supermarket and schools, whilst transport links are excellent too, with easy access to Nottingham's tram network and the M1 motorway.

Ground Floor

Porch

Arched wooden entrance door, French doors to the entrance hall.

Entrance Hall

Stairs to the first floor, 2 traditional cast iron radiators. Doors to the WC, sitting room, lounge and dining kitchen. door to the storage cupboard.

WC

WC, vanity sink unit, extractor fan and automatic ceiling spotlights.

Sitting Room

5.56m x 4.58m (18' 3" x 15' 0") UPVC double glazed window to the side, uPVC double glazed stained glass bay window to the front with in built seating area. Traditional cast iron radiator and feature fire place with inset electric fire.

Lounge

5.17m x 4.43m (17' 0" x 14' 6") UPVC window with secondary glazing to the side, uPVC double glazed bay window to the side with seating and integrated storage. Inglenook fire place with bio ethanol multifuel burner.

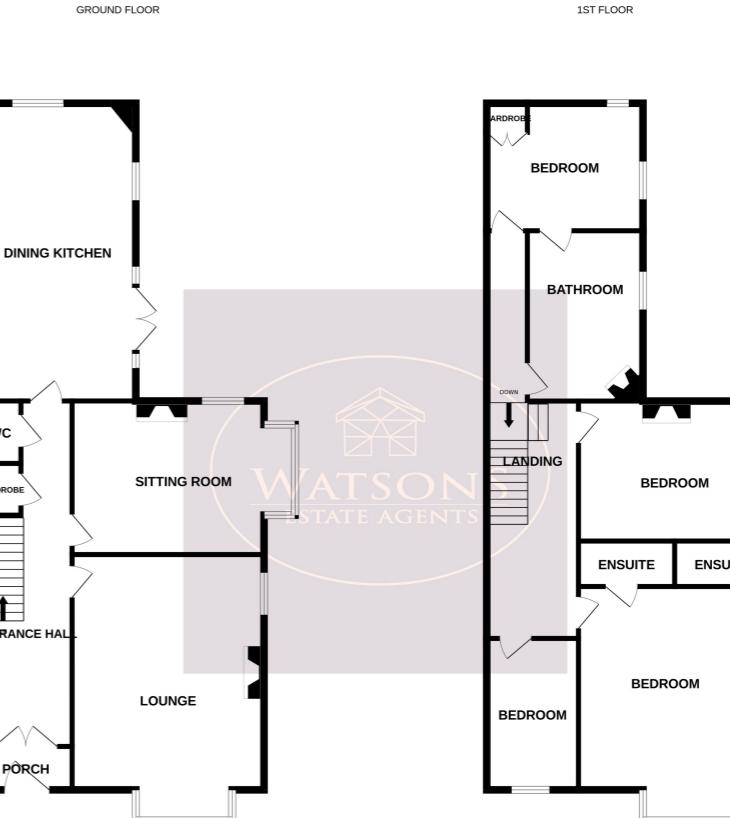
Dining Kitchen

7.17m x 3.8m (23' 6" x 12' 6") A range of matching wall & base units, granite work surfaces incorporating an inset sink & drainer unit. Central island offering further storage space and breakfast bar. Plumbing for washing machine, plumbing and wiring for an American style fridge freezer. 2 cast iron traditional radiators, ceiling spotlights, tiled flooring and French doors to the side. UPVC double glazed windows to the side and rear.

First Floor

Landing

Access to the attic, radiator and doors to all bedrooms and family bathroom.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 indicative purposes only and should be used as such by any prospective buyer. The dimensions shown on the floorplan are not to scale and should not be relied upon as to their operability or efficiency can be given. Made with Microplan 5200.

Primary Bedroom

5.7m x 4.63m (18' 8" x 15' 2") UPVC double glazed bay window to the front with integrated storage, air circulation system, feature fire place and door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with electric shower. Chrome heated towel rail, ceiling spotlights, extractor fan.

Bedroom 2

4.62m x 3.26m (15' 2" x 10' 8") UPVC window to the side with secondary glazing, traditional fireplace, 2 radiators and door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with mains fed shower. Ceiling spotlights and extractor fan.

Bedroom 3

3.81m x 3.03m (12' 6" x 9' 11") UPVC window with secondary glazing to the rear, wooden single glazed window to the side, airing cupboard housing the Worcester Bosch combination boiler, radiator and door to the Jack & Jill bathroom.

Bathroom

3.96m x 2.77m (13' 0" x 9' 1") 4 piece suite in white comprising concealed cistern WC, table top sink, freestanding bath and walk in shower cubicle with mains fed dual rainfall effect shower and feature block glass surround. Heated towel rail.

Bedroom 4

3.6m x 2.33m (11' 10" x 7' 8") UPVC double glazed window to the front and radiator.

Outside

The modest frontal space is palisaded by original stone wall. To the side of the property is an artificial lawn, timber built shed, external tap & power point, external lighting and is enclosed by brick wall to the perimeter with gated access to the rear. The rear comprises of a generous concrete parking area secured by double wooden gates to the side, whilst the large grassed area beyond has previously had planning permission granted to build 2 semi detached homes (recently lapsed). See Ashfield Planning Ref: V/2019/0823

Agents Note

The vendor has provided us with the following information: the boiler is located in the bedroom and is approximate 1 year old.