

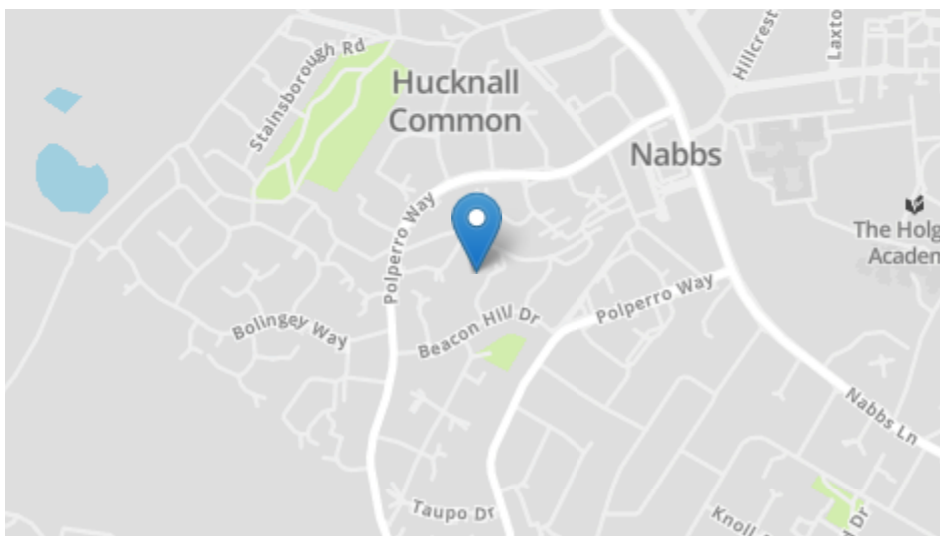
Rolleston Close, Hucknall, NG15 6QH

£450,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(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			
		<b>72</b>	<b>81</b>
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Detached Bungalow
- 4 Bedrooms
- En Suite & Family Bathroom
- Stunning Open Plan Kitchen Family Area
- Driveway & Double Garage
- Private Low Maintenance Rear Garden
- Popular Residential Location
- Viewing Highly Recommended

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 - 27796210

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





\*\*\* DOWNSIZE WITHOUT COMPROMISE \*\*\* This 4 bedroom detached bungalow sits on a quiet cul-de-sac in a particularly desirable location on the outskirts of Hucknall. Configured to provide well proportioned rooms throughout, this would suit families as well as those down-sizing. The accommodation presents very well throughout which means you can move in with little stress or expense, comprising in brief: entrance hall, wc, lounge, utility room, inner hall to bedrooms 2, 3, family bathroom and the show-stopping dining kitchen family area which is a beautiful open space with lots of natural light and lobby to the primary bedroom (with en suite) & bedroom 4. There is a post office, favoured primary school and a secondary school within walking distance, whilst a wide range of shops & amenities are only a 5 minute drive away. The tram network and M1 motorway are also not far. This is an exceptional long term home and we highly recommend viewing, so please call our sales team to arrange a convenient time.

#### Entrance Hall

Entrance door to the front with panelled windows to the side. Radiator, door to the WC and lounge.

#### WC

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

#### Lounge

7.11m x 4.57m (23' 4" x 15' 0") UPVC double glazed window to the front, real flame gas fire, ceiling spotlights, 2 radiators, storage cupboard and doors to the utility room, dining kitchen family room and door to the inner hall.

#### Utility Room

A range of matching high gloss wall & base units, extractor fan, ceiling spotlights and plumbing for washing machine.

#### Inner Hall

Doors to the lounge, dining kitchen and bedrooms 2, 3 and family bathroom. Open to the lobby.

#### Lobby

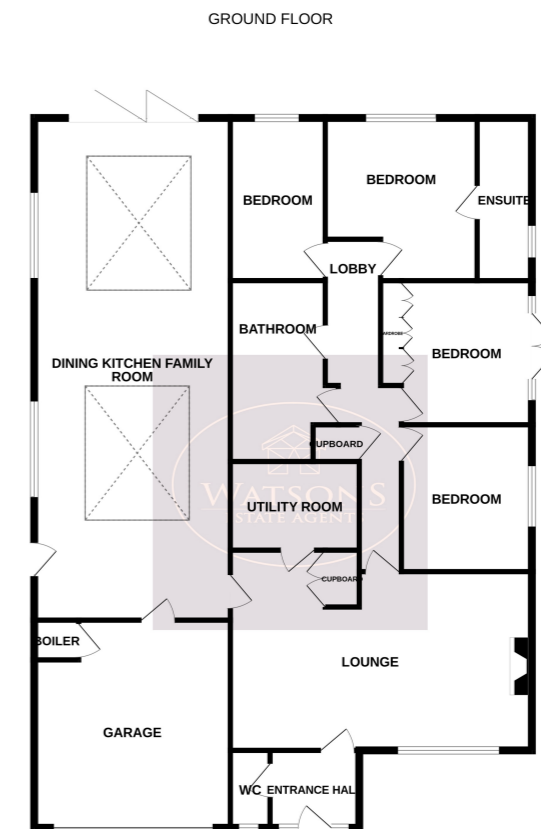
Doors to the primary bedroom and bedroom 4.

#### Dining Kitchen Family Room

11.45m x 4.48m (37' 7" x 14' 8") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: waist height double electric oven, induction hob, extractor fan and dishwasher. Central island offering further storage space, integrated combination boiler. Karndean flooring with mains under floor heating, ceiling spotlights, uPVC double glazed window to the side, 2 ceiling domes, door to the side, door to the garage and bi folding doors to the rear garden.

#### Bedroom 2

3.59m x 3.28m (11' 9" x 10' 9") Built in double wardrobes, radiator and French doors to the side.



#### Bedroom 3

3.35m x 2.92m (11' 0" x 9' 7") UPVC double glazed window to the side, radiator.

#### Primary Bedroom

3.77m x 3.47m (12' 4" x 11' 5") UPVC double glazed window to the rear, radiator and door to the en suite. Access to the attic.

#### En Suite

3 piece suite in white comprising WC, wall mounted sink, walk in shower cubicle with dual rainfall effect shower. Ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

#### Bedroom 4

3.71m x 2.17m (12' 17" 2" x 7' 1") UPVC double glazed window to the rear and radiator.

#### Bathroom

4 piece suite comprising WC, vanity sink unit, bath and walk in shower cubicle with dual rainfall effect shower over. Chrome heated towel rail, extractor fan.

#### Outside

To the front of the property is a turfed lawn. A tarmac driveway provides ample off road parking and leads to the double garage with up & over door and power. The low maintenance rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs, timber built shed to the side and is enclosed by timber fencing to the perimeter with gated access to both sides.