

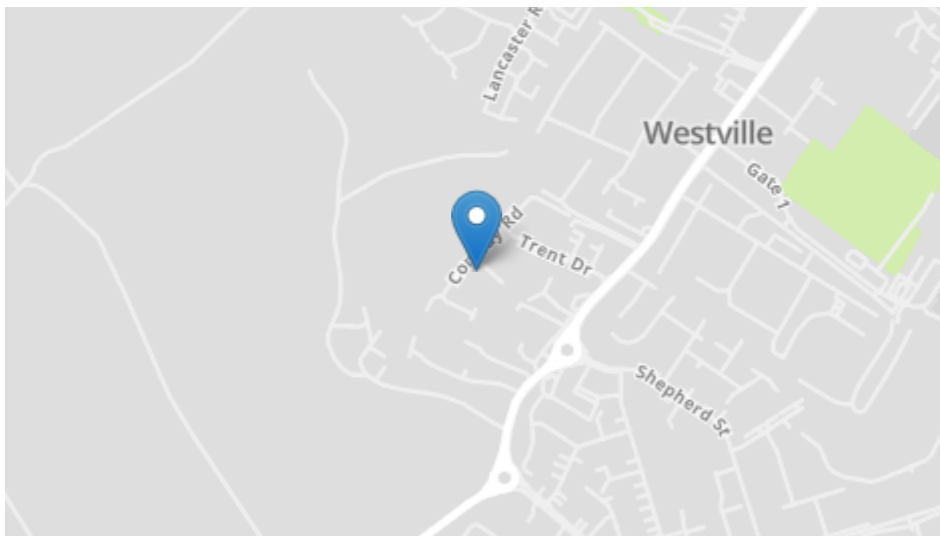
Conway Road, Hucknall, NG15 6GS

Guide Price £250,000



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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	64	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 27649404

- Extended Semi Detached Family Home
- 3 bedrooms
- Modern Dining Kitchen
- Utility & Downstairs WC
- Integral Garage & Driveway
- Close To Amenities
- Nearby Park & Primary School
- Ideal First Buy or Family Home

Our Seller says....

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
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*** CALLING ALL FIRST TIME BUYERS! *** GUIDE PRICE £250,000 - £260,000 *** If you're searching for your first home with all the hard work done then look no further than this EXTENDED family home within the popular town of Hucknall. Accommodation in brief comprises; welcoming entrance hallway, lounge, open plan dining kitchen, ground floor WC, utility & integral garage. To the first floor there are three well proportioned bedrooms and a spacious shower room. Externally this property boasts ample off road parking as well as a a low maintenance rear garden perfect to enjoy during the summer months. Conway Road is located within walking distance of transport links, secondary & primary schools as well as stunning countryside ideal for any keen walker. A short drive away you will find both Hucknall Town Centre & Kimberley Town Centre offering a wide range of amenities as well as easy access to great road links including M1. We HIGHLY RECOMMEND a viewing to appreciate all this house has to offer, call our team today!

Ground Floor

Storm Porch

Door to the entrance hall.

Entrance Hall

3.16m x 1.86m (10' 4" x 6' 1") Luxury vinyl tiled flooring, stairs to the first floor, radiator, under stairs storage, ceiling spotlights and wooden doors to the lounge and dining kitchen.

Lounge

4.19m x 3.34m (13' 9" x 10' 11") UPVC double glazed window to the front, radiator and feature media wall including an electric fire.

Dining Kitchen

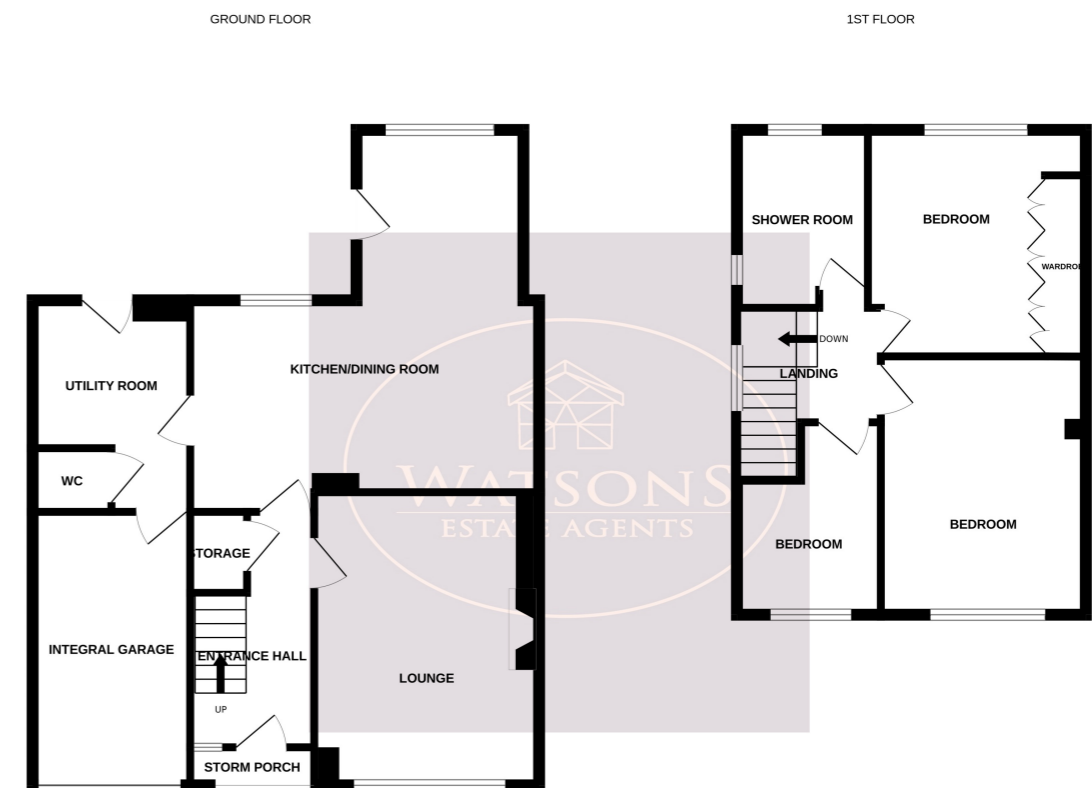
5.50m (3.19m min) x 5.29m (2.49m min) (18' 1" x 17' 4") A range of matching wall & base units, wooden work surfaces incorporating an inset composite sink & drainer. Integrated appliances to include: waist height electric oven & microwave, induction hob with extractor over, fridge freezer, and dishwasher. Space for wine cooler. Breakfast bar, luxury vinyl tiled flooring, open to the dining area. Wooden door to the utility room and uPVC double glazed door to the side leading to the rear garden. 2 uPVC double glazed windows to the rear.

Utility Room

3.19m x 2.39m (10' 6" x 7' 10") A range of matching wall & base units, plumbing for washing machine and tumble dryer. Ceiling spotlights, wood effect tiling, storage cupboard, doors to the WC & garage and door to the rear garden.

WC

WC, vanity sink unit, radiator, wood effect tiling and ceiling spotlights.



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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First Floor

Landing

UPVC double glazed window to the side on the half landing, wooden doors to all bedrooms and shower room.

Bedroom 1

3.86m x 3.08m (12' 8" x 10' 1") UPVC double glazed window to the front, radiator and access to the attic (fully boarded with drop down ladder and velux window).

Bedroom 2

3.49m x 2.69m (11' 5" x 8' 10") UPVC double glazed window to the rear, fitted wall to wall, floor to ceiling wardrobes and radiator.

Bedroom 3

2.85m x 2.17m (9' 4" x 7' 1") UPVC double glazed window to the front and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and walk in shower cubicle with mains fed shower over. Heated towel rail, ceiling spotlights, extractor fan, storage cupboard and obscured uPVC double glazed window to the rear.

Outside

To the front of the property, a gravel driveway provides ample off road parking and leads to the integral garage with double doors and power. The low maintenance rear garden comprises a timber decking seating area with railings, steps downs to a further timber decking seating area, turfed lawn, flower bed borders with a range of plants & shrubs and a child friendly play area. The garden is enclosed by timber fencing to the perimeter.