

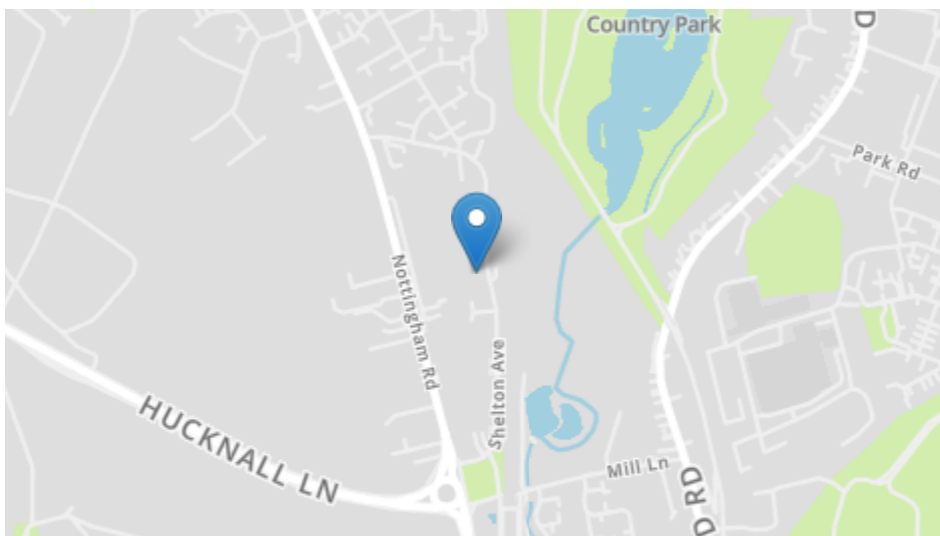
Shelton Avenue, Hucknall, NG15 7QA

Offers Over £230,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 3 Bedrooms
- Generous Lounge
- Dining Kitchen
- Off Road Parking & Garage
- Excellent Road & Public Transport Links Including Tram
- Popular Residential Location
- Short Drive To Hucknall Town Centre

Our Seller says....

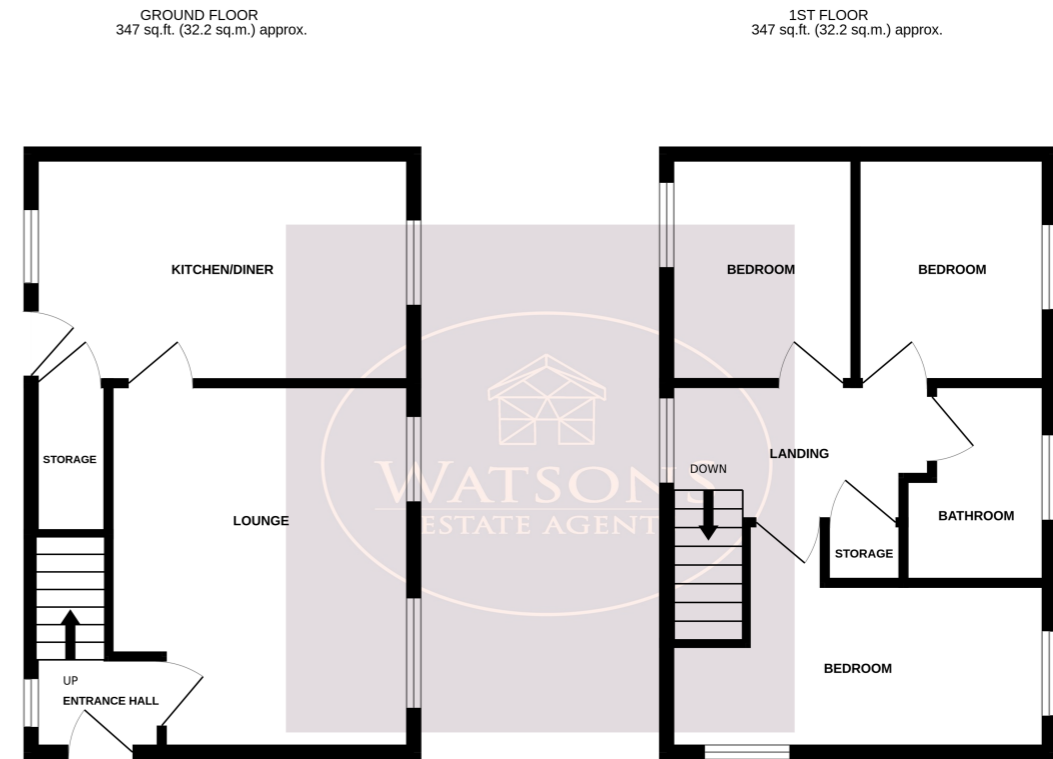
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 23370517

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



TOTAL FLOOR AREA : 693 sq.ft. (64.4 sq.m.) approx.
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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*** THE ULTIMATE FAMILY HOME *** If you're wanting to take a step up the ladder or you're searching for your next family home, this could be the house for you! Accommodation in brief comprises; entrance hallway, spacious lounge and modern open plan dining kitchen. To the first floor there are three bedrooms and re-fitted bathroom. Externally there is a good size rear garden ideal for any family during the summer months. Shelton Avenue is conveniently located within the sought after town of Hucknall where you will find a wide variety of retail shops, eateries, local pubs and both secondary & primary schools. For those that commute, the M1 motorway is only a short drive away along with regular bus routes and Moor Bridge tram stop leading straight into Nottingham City. This family home offers the best of both worlds with spacious living as well as a location to suit any family. We highly recommend a viewing to appreciate all on offer. Call our team today to arrange your viewing!

Ground Floor

Entrance Hall

Composite entrance door to the front, uPVC double glazed window to the side, stairs to the first floor, radiator and door to the lounge.

Lounge

4.39m x 3.64m (14' 5" x 11' 11") UPVC double glazed window to the front, radiator and door to the dining kitchen.

Dining Kitchen

4.56m x 2.72m (15' 0" x 8' 11") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over, washing machine & dishwasher. Under stairs storage/walk in pantry, radiator, uPVC double glazed windows to the rear & front and door to the rear.

First Floor

Landing

UPVC double glazed window to the side, airing cupboard housing the combination boiler, access to the attic and doors to all bedrooms and bathroom.

Bedroom 1

4.54m x 2.59m (14' 11" x 8' 6") UPVC double glazed windows to the front & side, radiator.

Bedroom 2

2.59m x 2.31m (8' 6" x 7' 7") UPVC double glazed window to the front and radiator.

Bedroom 3

2.58m x 2.24m (8' 6" x 7' 4") UPVC double glazed window to the side and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and shower with dual rainfall effect shower over. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the front.

Outside

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