

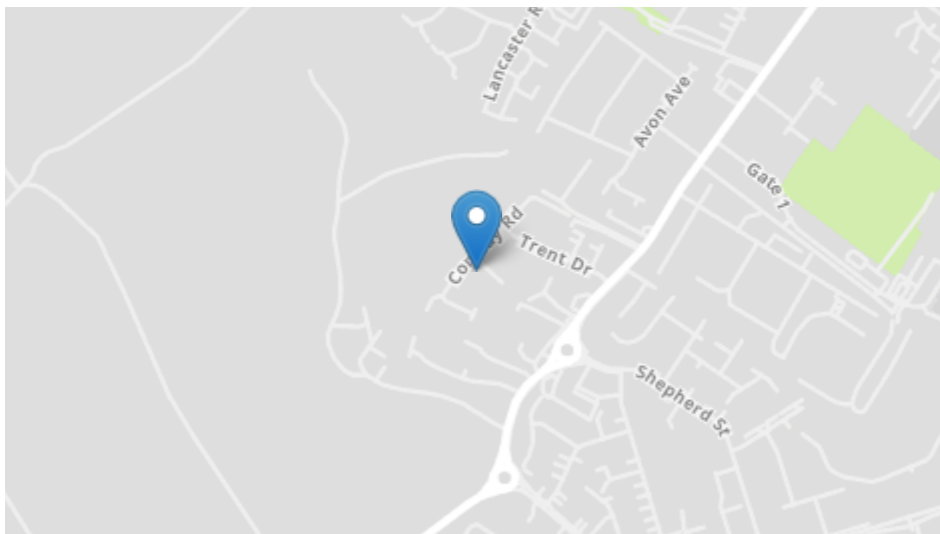
Conway Road, Hucknall, NG15 6GS

Offers Over £240,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(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>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Well Proportioned Bedrooms
- Newly Fitted Kitchen & Bathroom
- Detached Garage & Driveway
- Landscaped Rear Garden
- Excellent Road & Public Transport Links
- Walking Distance To Amenities
- Well Presented Throughout

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 - 27413689

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



\*\*\* THE PERFECT FIRST HOME \*\*\* If you're looking for your first home or next step up the property ladder, prepare to fall in love with this beautifully presented semi detached house located on the Hucknall/Watnall border. The current owners have transformed this property inside and out including a landscaped rear garden and newly fitted kitchen & bathroom. Accommodation to the ground floor in brief comprises; welcoming entrance hallway, modern kitchen and open plan lounge/diner. To the first floor there are three well proportioned bedrooms a long with a spacious & modern four piece bathroom. Externally to the front there is a driveway for three cars along with side access leading to a detached garage with the potential to be converted to a work space or garden room. The low maintenance landscaped garden provides the perfect space to relax in or entertain friends & family with all the hard work done. 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

### Entrance Hall

Vinyl click flooring, uPVC double glazed windows to the side & front, composite double glazed front door, under stairs storage cupboard, radiator and door to the lounge/diner.

### Lounge / Diner

7.32m x 2.59m (24' 0" x 8' 6") Feature electric fire, uPVC double glazed window to the front, uPVC double glazed window to the rear and two radiators.

### Kitchen

3.33m x 2.54m (10' 11" x 8' 4") A range of matching high gloss base & wall units, work surfaces incorporating an inset sink & drainer unit. Under counter spot lights and plinth lighting. Integrated appliances to include; fridge/freezer, washing machine, electric oven and induction hob. UPVC double glazed window to the rear and uPVC double glazed door to the rear garden.

## First Floor

### Landing

UPVC double glazed window to the side and doors to all bedrooms and bathroom.

### Bedroom 1

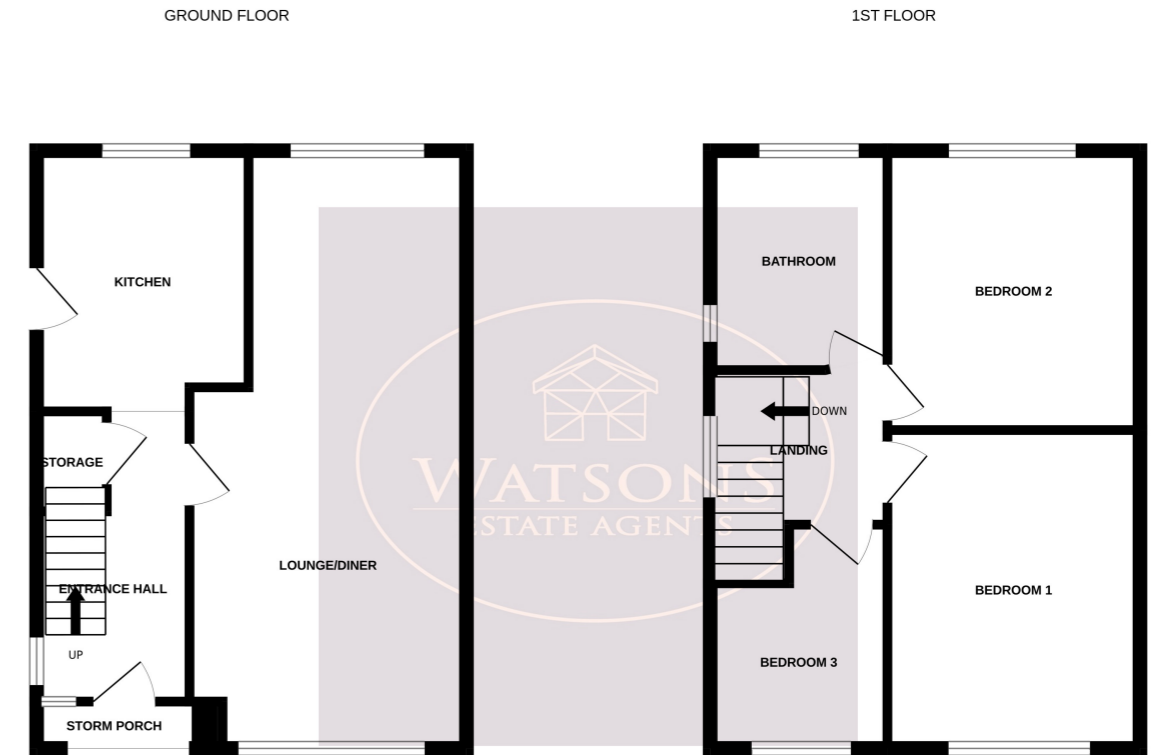
3.91m x 2.50m (12' 10" x 8' 2") Carpet flooring, radiator and double glazed window to the front.

### Bedroom 2

3.31m x 2.5m (10' 10" x 8' 2") UPVC double glazed window to the rear and radiator.

### Bedroom 3

2.86m x 2.63m (9' 5" x 8' 8") UPVC double glazed window to the front, radiator and access to the attic (fully boarded with drop down ladder).



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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### Bathroom

2.6m x 2.53m (8' 6" x 8' 4") 4 piece suite in white comprising WC, vanity sink unit, oversized bath and quadrant shower with matte black exposed thermostatic 3 way shower. Black heated towel rail, LED bathroom mirror/vanity unit with charging point, obscured uPVC double glazed window to the rear and front.

### Outside

To the front, a tarmac driveway provides off road parking for three cars with double gates leading to the side of the property leading to the detached garage with up & over door, composite door to the side, double glazed windows to the side & rear. The low maintenance rear garden comprises; porcelain tiled patio area, sleeper boarders with decorative pebbles, artificial lawn and is enclosed by timber fencing to the perimeter with gated access to the side.

### AGENTS NOTES

DECLARATION OF INTEREST. In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a member of staff of Watsons Estate Agents. For further information, please contact our office.