

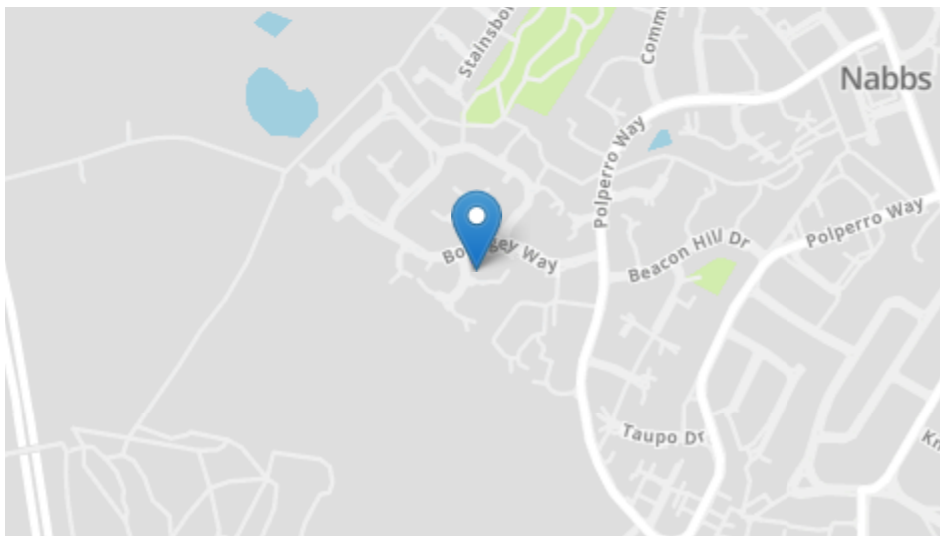
Fircroft Drive, Hucknall, NG15 6RW

Offers Over £220,000



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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>73</b>	<b>78</b>
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Extended End Terrace Home
- Three Bedrooms
- Spacious Lounge
- Modern Fitted Kitchen
- Utility & Downstairs WC
- Garden Room
- Three Piece Family Bathroom Suite
- Well Presented Throughout
- Enclosed Low Maintenance Rear Garden
- Allocated Off Road Parking

Our Seller says....

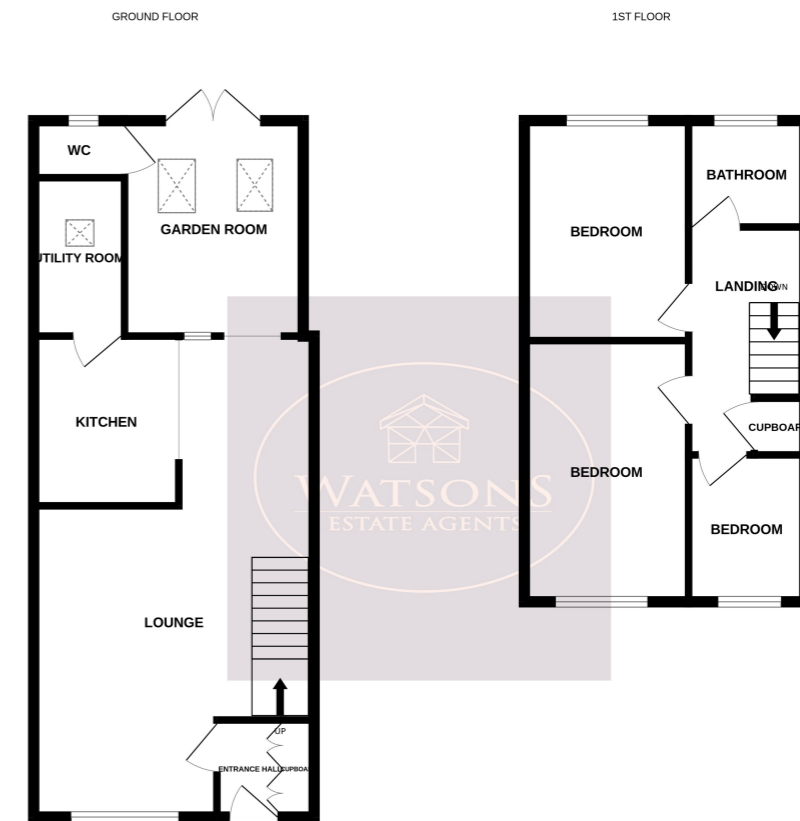
want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 29547131

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.



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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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\*\*\* AHOY THERE FIRST TIME BUYERS! \*\*\* This EXTENDED end terrace home is sure to get the heads turning of your friends & family with 3 bedrooms, STUNNING re-fitted kitchen, garden room & utility - what more could you want?! Accommodation in brief comprises to the ground floor; entrance hall, light & airy lounge, modern re-fitted kitchen, garden room, utility and ground floor WC. To the first floor are 3 bedrooms and family bathroom. To the rear is a low maintenance rear garden with artificial grass and two allocated parking spaces. Located just off Bolingey Way and tucked away within a cul-de-sac, this property is well situated to meet all of your needs. Eelhole Wood is a stones throw away providing the perfect spot for keen walkers or those that enjoy time outdoors. For those needing access to amenities, both secondary & primary schools are within walking distance along with regular bus routes, parks and local pubs. Hucknall Town Centre is only a short drive away where you will find a wide variety of retail shops, eateries and more. Seeing is believing and a viewing is absolutely essential, call our team today to arrange your viewing! 01159385577 (OPTION 1).

## Ground Floor

### Entrance Hall

UPVC entrance door, cloak cupboard and internal door to lounge.

### Lounge

4.81m x 4.44m (15' 9" x 14' 7") UPVC double glazed bay window to the front, stairs to first floor, integrated electric fire, radiator, open access to kitchen and garden room.

### Kitchen

2.70m x 2.31m (8' 10" x 7' 7") A range of matching high gloss wall and base units with work surfaces incorporating an inset sink and drainer unit. Integrated appliances including eye level double electric oven, electric hob with extractor over, washing machine and dishwasher with a space for fridge freezer. Luxury Vinyl flooring, partially tiled walls, ceiling spotlights, open access to garden room and lounge and door to utility room.

### Utility

2.21m x 1.45m (7' 3" x 4' 9") A range of high gloss wall and base units with worksurfaces. Plumbing for washing machine and dryer, radiator, luxury vinyl flooring, partially tiled walls, extractor fan and ceiling spotlights.

### Garden Room

3.43m x 2.85m (11' 3" x 9' 4") Luxury vinyl flooring, two Velux windows, radiator and uPVC French doors to the rear garden and door to the downstairs wc.

### Downstairs WC

Obscured uPVC double glazed window to the rear, WC, vanity sink with storage under, extractor fan, radiator, extractor fan and ceiling spotlights.

## First Floor

### First Floor Landing

Airing cupboard housing hot water tank and combination boiler, access to partially boarded attic and doors to all bedrooms and bathroom.

### Bedroom 1

4.15m x 2.56m (13' 7" x 8' 5") UPVC double glazed window to the front and radiator.

### Bedroom 2

3.48m x 2.55m (11' 5" x 8' 4") UPVC double glazed window to the rear and radiator.

### Bedroom 3

2.32m x 1.82m (7' 7" x 6' 0") UPVC double glazed window to the front, wall mounted air conditioning unit and radiator.

### Bathroom

White three piece suite comprising wc, pedestal sink and panel bath with mains fed shower over. Obscured uPVC double glazed window to the rear, partially tiled walls, under floor heating, ceiling spotlights and extractor fan.

### Outside

To the front of the property is a paved pathway to the front door, with gravel borders and a gravel area to the front, there is also a timber gate to the side giving access to the rear garden. The rear garden features a paved patio area, artificial grass area, timber shed fitted with power and outside power sockets, palisaded by timber fencing.

### \*\*\* AGENT NOTE \*\*\*

AGENT NOTE: The seller provided us with the following information; the gas boiler is located in the landing cupboard, it is less than a year old and was serviced upon installation. The off road parking is shared with neighbours but this property is allocated two parking spaces.