

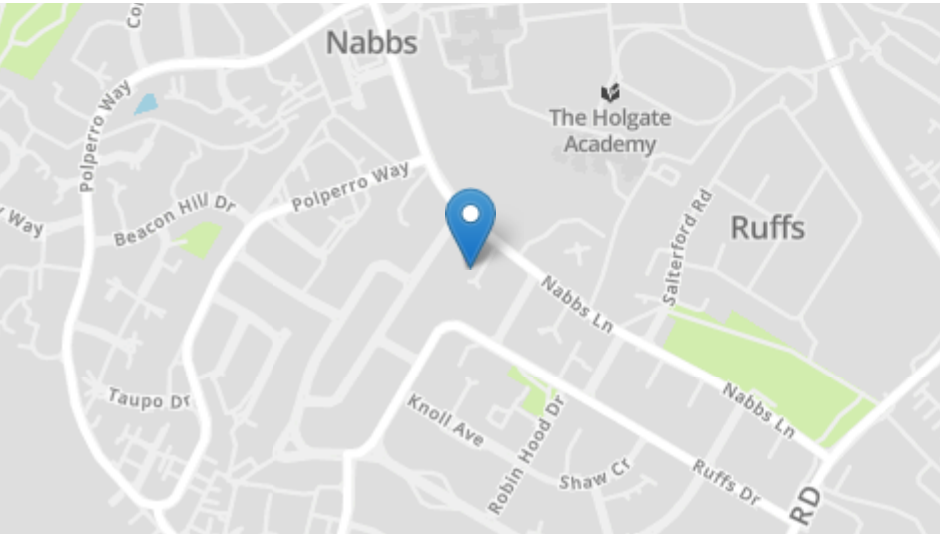
Briar Close, Hucknall, NG15 6JJ

Guide Price £210,000



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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 71 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |



- Semi Detached Family Home
- 3 Bedrooms
- Open Plan Dining Kitchen
- West Facing Rear Garden
- Cul De Sac Location
- Short Drive To Hucknall Town Centre
- Popular Residential Location
- Fully Renovated

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 - 28881802

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



*** GUIDE PRICE £200,000 - £210,000 *** *** FIRST TIME BUYER DELIGHT *** A superb, fully renovated three bedroom semi-detached property in the popular town of Hucknall. The current vendors have transformed this home, with a stunning modern fitted kitchen, driveway to front, and a conservatory. Briefly comprising; entrance hallway, lounge, dining kitchen, conservatory, lean-to, outbuilding. To the first floor, three bedrooms and bathroom. Outside, driveway to the front and private west facing garden to the rear. Located in the well regarded town of Hucknall, the towns amenities are close by and include a range of shops, bars and a supermarket, along with train, tram and bus links. A superb first time buy. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, under stairs storage, uPVC double glazed window to the side, radiator and doors to the lounge and dining kitchen.

Lounge

3.9m x 3.64m (12' 10" x 11' 11") UPVC double glazed window to the front, radiator

Dining Kitchen

5.56m x 3.76m (18' 3" x 12' 4") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: double electric oven and dishwasher. Plumbing for washing machine, central island providing further storage space and housing the induction hob. Vertical radiator, tiled flooring, wall mounted boiler, uPVC double glazed windows to the rear & side, sliding patio doors to the conservatory and door to the lean to with a door leading to the rear garden.

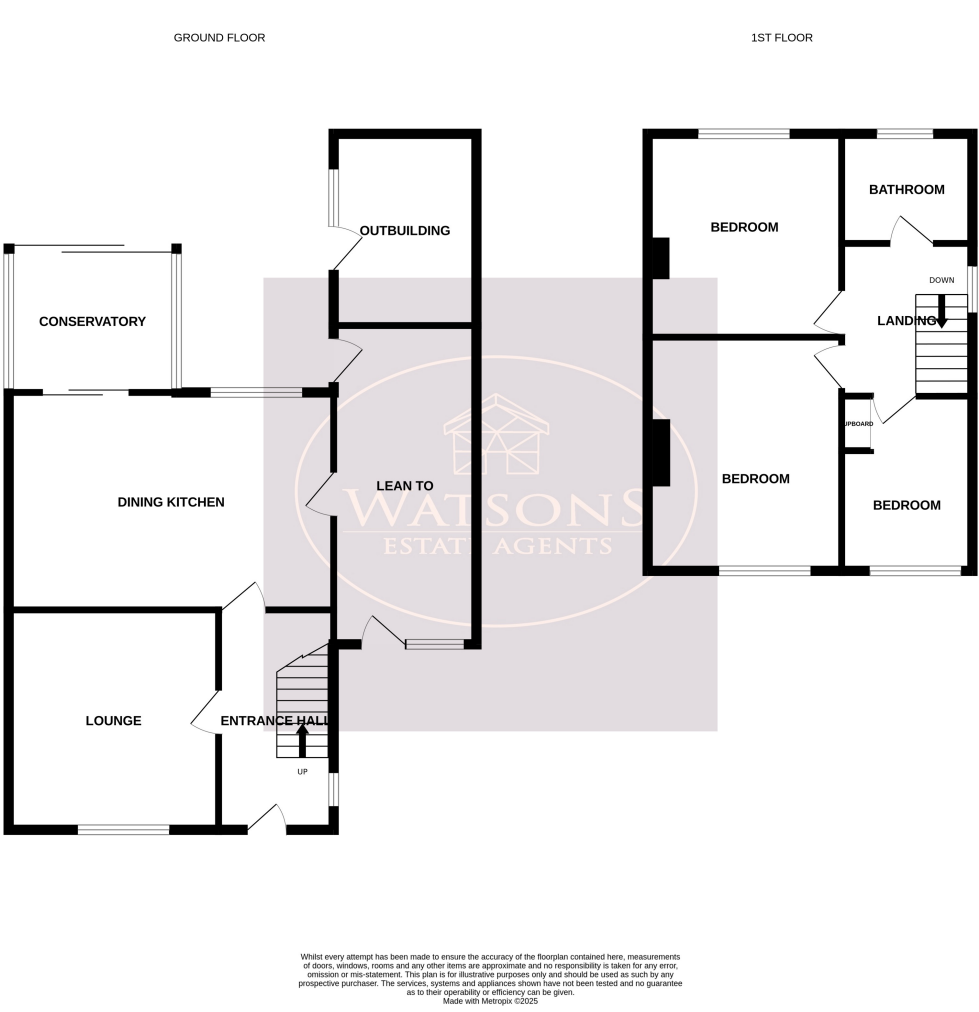
Conservatory

3.63m x 2.6m (11' 11" x 8' 6") UPVC double glazed construction and sliding patio door to the rear garden.

First Floor

Landing

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



Bedroom 1

4.17m x 3.22m (13' 8" x 10' 7") UPVC double glazed window to the front and radiator.

Bedroom 2

3.6m x 3.41m (11' 10" x 11' 2") UPVC double glazed window to the rear and radiator.

Bedeoom 3

3.24m x 2.4m (10' 8" x 7' 10") UPVC double glazed window to the front, radiator and access to the attic.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with shower over. Obscured uPVC double glazed window to the rear, chrome heated towel rail and ceiling spotlights.

Outside

To the front of the property, a gravel driveway provides off road parking. Other features include a e car charging point. A block paved path leads to the entrance door and door to the lean to. The rear garden comprises a concrete patio seating area, turfed lawn and doors to the brick built out house and lean to. The garden is enclosed by timber fencing to the perimeter.