

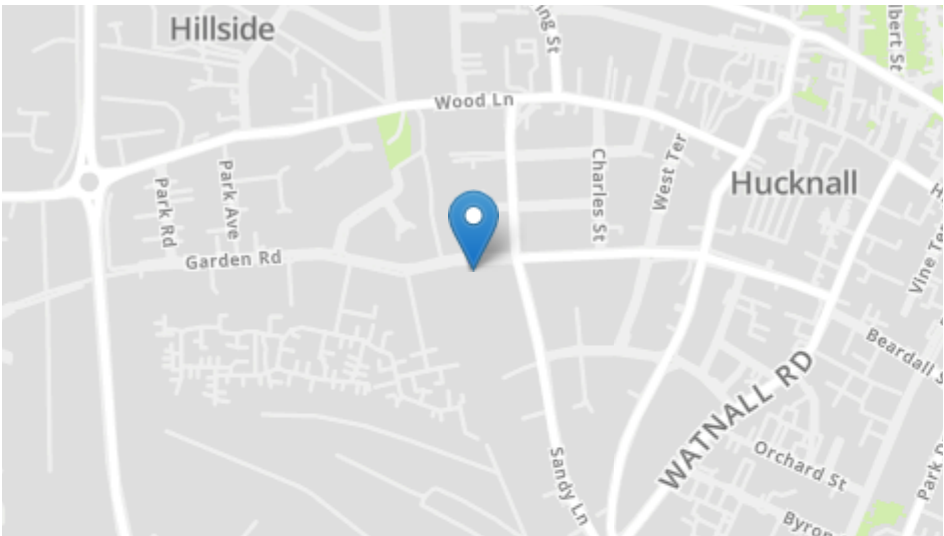
Garden Road, Hucknall, NG15 6LA

£425,000



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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 - 28870114



- Extended Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Private South Facing Rear Garden
- Driveway & Garage
- Walking Distance To Amenities
- Excellent Road & Public Transport Links Including Tram
- Popular Residential Location

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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FOREVER HOME IN HUCKNALL A much loved family home! A superb four bedroom detached family home, located in close proximity to Hucknall town centre and amenities. Features include two reception rooms, driveway, garage, and a private south facing rear garden. Briefly comprising; entrance hallway, dining room, lounge, dining kitchen. To the first floor, four bedrooms and family bathroom. Outside, driveway and garage to the front, and to the rear is a generous, mature and private south facing garden. Ideally located in easy reach of Hucknall town centre, amenities include a range of shops, schools, supermarkets, along with transport links with the train and road links. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, uPVC double glazed window to the side, stairs to the first floor, understairs storage cupboard, cloakroom and doors to the lounge, dining room and dining kitchen.

Lounge

4.95m x 3.55m (16' 3" x 11' 8") Radiator and uPVC double glazed French doors to the rear garden.

Dining Room

3.68m x 3.54m (12' 1" x 11' 7") UPVC double glazed bay window to the front and radiator.

Dining Kitchen

5.4m x 3.99m (17' 9" x 13' 1") A range of matching wall and base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over, fridge freezer, washing machine and dishwasher. Ceiling spotlights, radiator, uPVC double glazed windows to the rear & front and door to the rear garden.

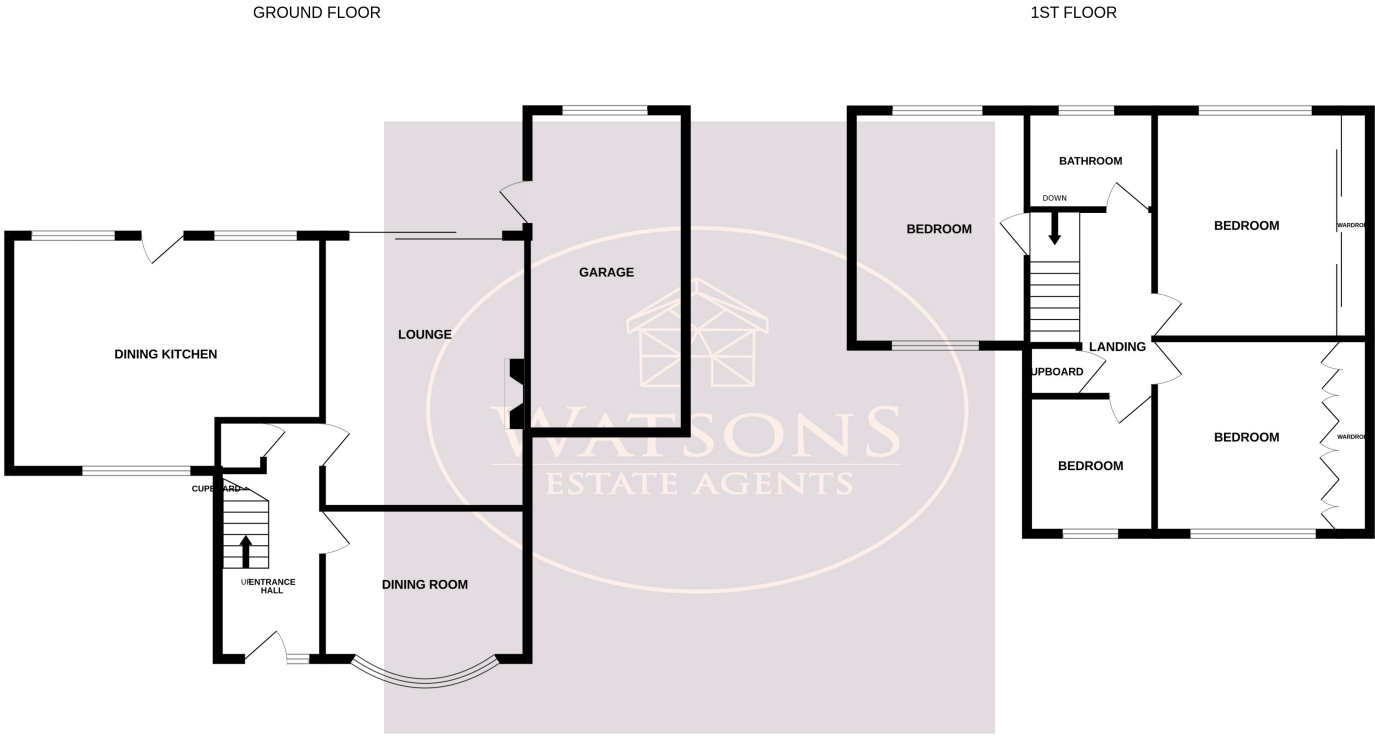
First Floor

Landing

Airing cupboard housing the boiler, access to the attic (partly boarded), radiator and doors to all bedrooms and bathroom.

Bedroom 1

4.21m x 3.17m (13' 10" x 10' 5") UPVC double glazed windows to the front and rear. Radiator.



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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Bedroom 2

4.04m x 3.49m (13' 3" x 11' 5") UPVC double glazed window to the rear, sliding door wardrobe and radiator.

Bedroom 3

3.46m x 3.4m (11' 4" x 11' 2") UPVC double glazed window to the front, sliding door wardrobe and radiator.

Bedroom 4

2.41m x 2.23m (7' 11" x 7' 4") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Obscured uPVC double glazed window to the rear, ceiling spotlights and radiator.

Outside

To the front of the property is a paved patio which is enclosed by timber fencing and privet hedge to the perimeter. Running alongside the property, a paved driveway provides ample off road parking leading to the detached single garage with up & over door and power. The driveway is secured by wrought iron gates to the front. The South facing rear garden offers a good level of privacy and comprises a paved patio and timber decking seating area, turfed lawn and timber built summer house. The garden is enclosed by timber fencing to the perimeter with gated access to the side.