

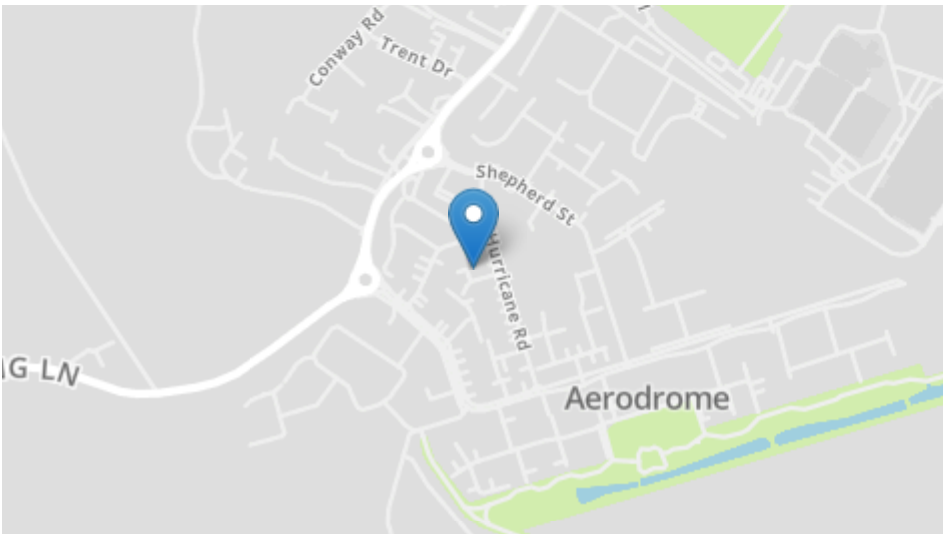
Defiant Close, Hucknall, NG15 6WJ

£260,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	83	
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	



- Modern Detached Family Home
- 3 DOUBLE Bedrooms
- En Suite & Family Bathroom
- Downstairs WC
- Modern Dining Kitchen
- Driveway & Garage
- West Facing Rear Garden
- Popular Cul-de-Sac Location
- 4 Years NHBC Certificate

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 - 28203187

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





\*\*\* AS GOOD AS NEW! \*\*\* This development close to the Watnall/Hucknall border has been extremely popular and this 3 bed detached built in 2018 will tick a lot of boxes for families who want to move in with minimal fuss. The accommodation has been very well maintained and presented, so this is an opportunity to save significant sums off the cost of a new build, whilst having the peace of mind of 4 more years of the NHBC warranty. In brief, comprising: entrance hall, lounge, inner hall, downstairs wc, dining kitchen, upstairs landing to the 3 double bedrooms (en suite to primary) and family bathroom. Outside, the west-facing rear garden is also appealing space, whilst a tarmacadam driveway & garage to the front provide good off street parking. The location enjoys easy access to shops and amenities including schools, whilst also having beautiful countryside on the doorstep. Call us now to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front and radiator. Door to the lounge.

Lounge

5.0m x 3.15m (16' 5" x 10' 4") UPVC double glazed window to the front, radiator and door to the inner hall.

Inner Hall

Stairs to the first floor, radiator and door to the WC and dining kitchen.

WC

WC, wall mounted sink and radiator.

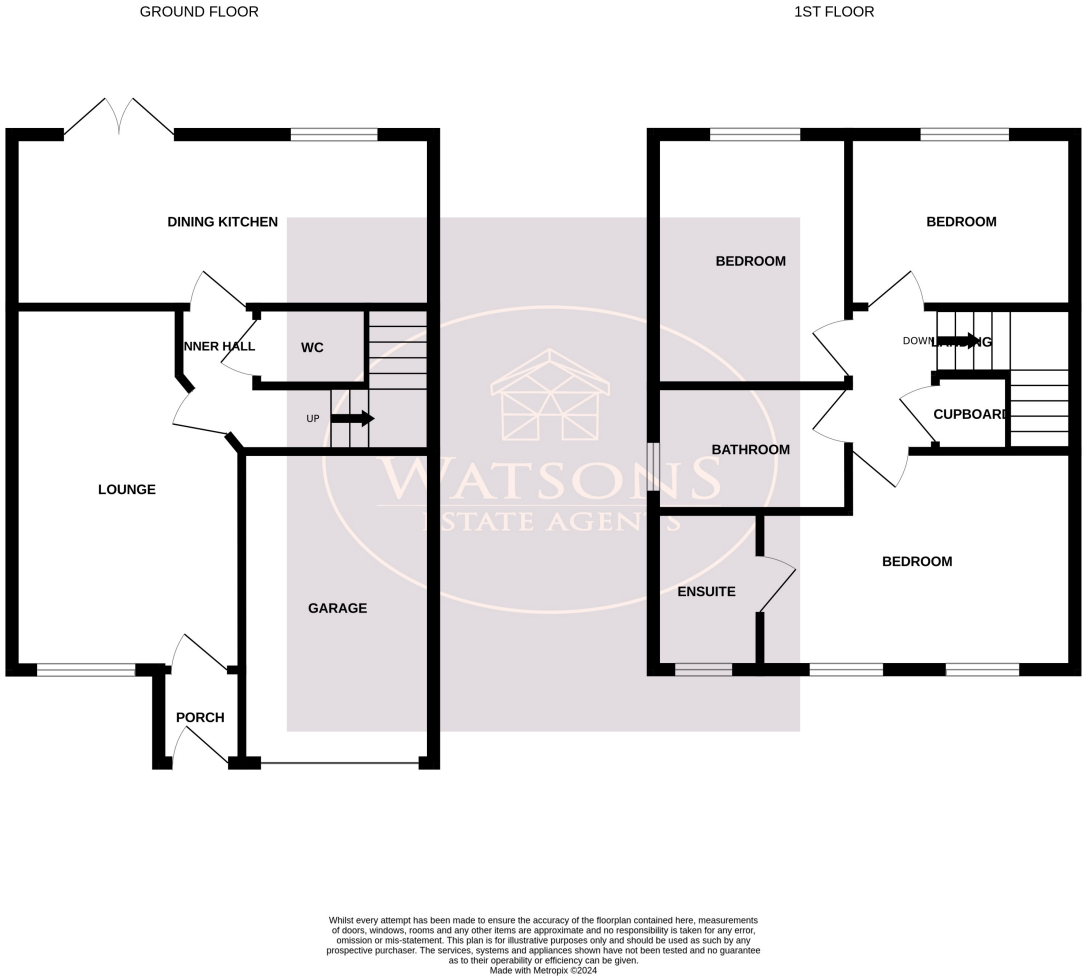
Dining Kitchen

5.74m x 2.33m (18' 10" x 7' 8") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine and dishwasher. Radiator, tiled flooring, integrated combination boiler and French doors to the rear garden.

First Floor

Landing

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



Primary Bedroom

4.3m x 3.0m (14' 1" x 9' 10") 2 uPVC double glazed windows to the front, radiator land door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with mains fed shower over. Extractor fan, obscured uPVC double glazed window to the side and radiator.

Bedroom 2

3.44m x 2.67m (11' 3" x 8' 9") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.02m x 2.4m (9' 11" x 7' 10") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Obscured uPVC double glazed window to the side and radiator.

Outside

To the front of the property is a turfed lawn. A tarmacadam driveway provides ample off road parking leading to the single garage with up & over door and power. The West facing rear garden comprises a paved patio, timber decking seating area, turfed lawn, flower bed borders with a range of plant & shrub and external tap. The garden is enclosed by timber fencing to the perimeter with gated access to the side.