

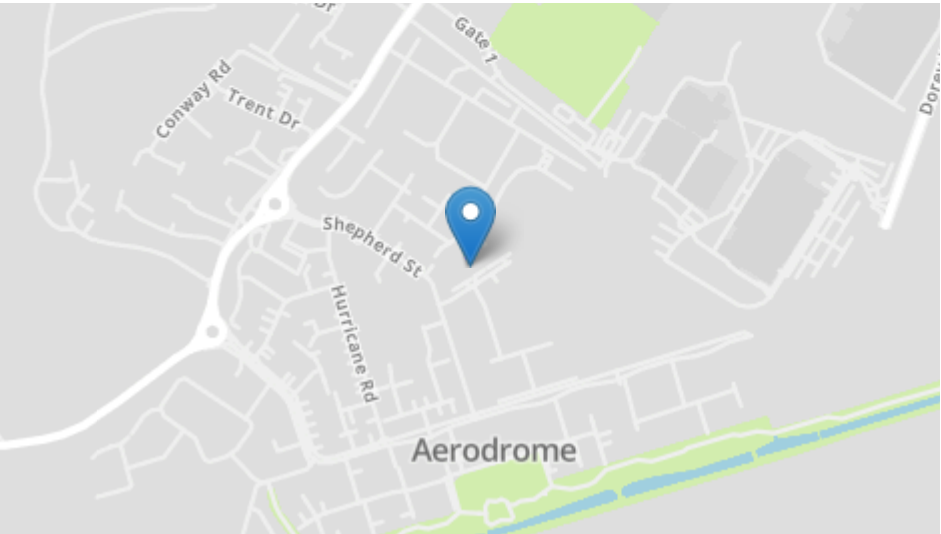
Magee Close, Hucknall, NG15 6XG

Guide Price £240,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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 - 28252153



- Modern 3 Storey End Terrace House
- 3 DOUBLE Bedrooms
- Modern Dining Kitchen
- En Suite & Family Bathroom
- Downstairs WC
- Driveway
- Popular Cul De Sac Location
- 5 Year NHBC Certificate

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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*** GUIDE PRICE £240,000 - £250,000 *** ***DO YOU AGREE THAT 'MAGEE' IS THE ONE TO SEE?*** Located on this popular development in Hucknall, a modern and spacious three bedroom, three storey semi-detached property benefiting from a spacious lounge/diner, downstairs wc, generous bedrooms, and two bathrooms. Briefly comprising; entrance porch, lounge/diner, downstairs wc, kitchen. To the first floor, two double bedrooms and bathroom. To the second floor, primary bedroom and en-suite. Outside, to the front is a driveway providing off road parking, whilst to the rear is a low maintenance and private garden perfect for entertaining. Located on this popular modern development in Hucknall, the property lies within easy reach of a range of amenities, Hucknall and Kimberley town centres are easily accesible and cater for all day to day needs. Contact Watsons today to arrange a viewing.

Ground Floor

Porch

Brick construction, composite door to the front and door to the lounge diner.

Lounge Diner

4.79m x 3.65m (15' 9" x 12' 0") UPVC double glazed window to the front, radiator, cupboard and door to the inner hall.

Inner Hall

Doors to the WC and dining kitchen.

WC

WC, pedestal sink unit, ceiling spotlights and radiator.

Dining Kitchen

3.74m x 2.93m (12' 3" x 9' 7") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height electric oven & 4 ring gas hob with extractor over, fridge freezer, washer dryer & dishwasher. Wall mounted boiler, uPVC double glazed window to the rear, radiator and door to the rear garden.

First Floor

Landing

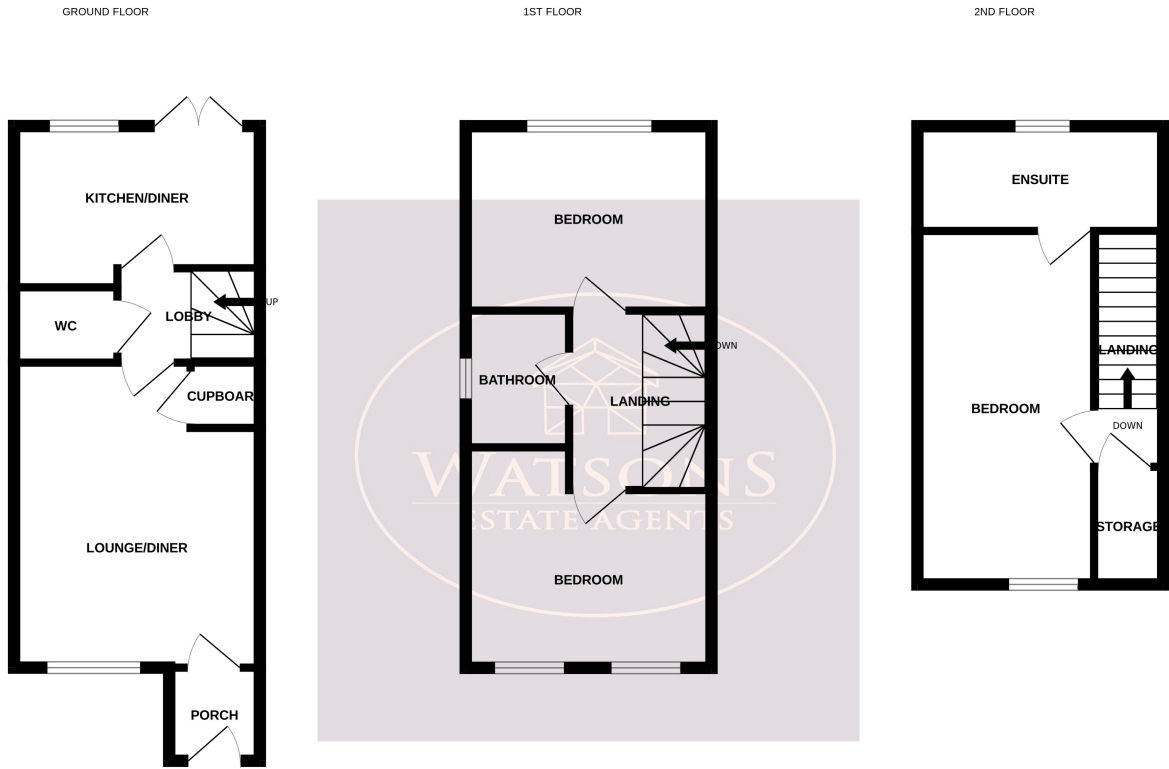
Radiator and doors to bedrooms 2 & 3 and family bathroom.

Bedroom 2

3.62m x 3.47m (11' 11" x 11' 5") 2 uPVC double glazed windows to the front and radiator.

Bedroom 3

3.61m x 2.63m (11' 10" x 8' 8") UPVC double glazed window to the rear and 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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Bathroom

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

Second Floor

Landing

Storage cupboard and door to the primary bedroom.

Primary Bedroom

5.27m x 2.68m (17' 3" x 8' 10") UPVC double glazed window to the front, radiator and access to the attic (partly boarded). Door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Traditional radiator, ceiling spotlights and velux window.

Outside

To the front of the property, a tarmacadam driveway provides off road paring. The low maintenance rear garden comprises a paved patio, artificial lawn and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

AGENTS NOTE

The Seller has provided us with the following information: The annual ground rent is approximately £300 and the management company is Landtrust. The boiler is in the kitchen, it is 5 years old and was last serviced May 2025.