

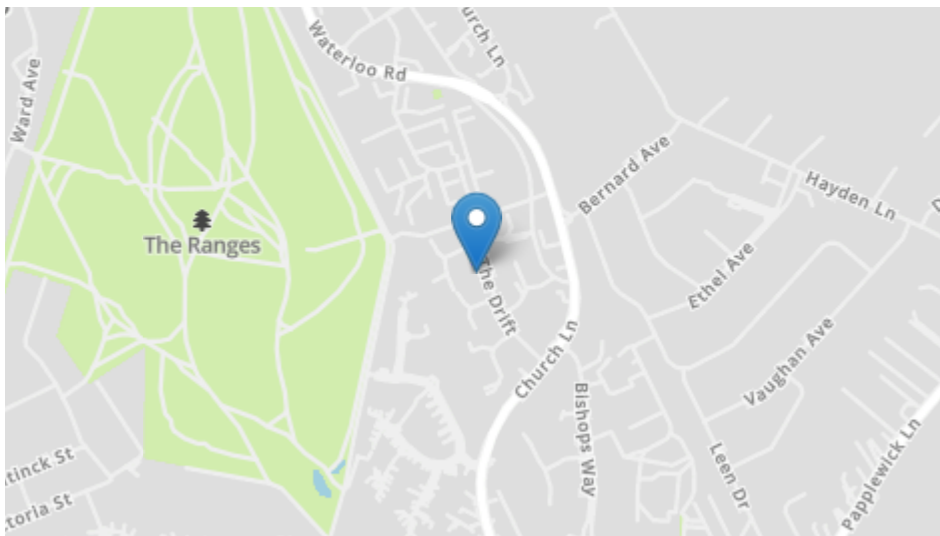
The Drift, Hucknall, NG15 8DT

Offers Over £290,000



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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>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Detached Family Home
- 3 Bedrooms
- Modern Dining Kitchen
- En Suite & Family Bathroom
- Driveway & Garage
- Easy Access To Amenities & Transport Links
- Popular Residential Location
- Fully Renovated Throughout

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 - 28007704

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



\*\*\* ABSOLUTELY IMMACULATE! \*\*\* That sums up the presentation of this excellent 3 bed detached family home. The popular location in Hucknall gives easy access to amenities and transport links including tram, whilst also being within walking distance of The Ranges Park. The accommodation has been largely refurbished and comprises in brief: entrance hall, lounge, dining kitchen, conservatory, upstairs landing to the 3 bedrooms (en suite to primary) and family bathroom. The great presentation continues outside with a well tended lawned garden to the rear and a driveway & garage to the front providing ample off street parking. Whether you are a small family, or perhaps down-sizing a little, this is well worth your time to view.

## Ground Floor

### Entrance Hall

Composite entrance door to the front, and door to the lounge.

### Lounge

4.17m x 3.21m (13' 8" x 10' 6") UPVC double glazed window to the front, radiator and door to the dining kitchen.

### Dining Kitchen

5.8m x 3.13m (19' 0" x 10' 3") A range of matching wall & base units, work surfaces incorporating an inset ceramic sink & drainer. Integrated appliances to include; waist height double electric oven & microwave, gas hob with extractor over, fridge freezer, washing machine and dishwasher. Integrated boiler, solid oak flooring, vertical radiator, stairs to the first floor and sliding patio doors to the conservatory.

### Conservatory

2.96m x 2.85m (9' 9" x 9' 4") UPVC double glazed construction, tiled flooring, radiator and French doors to the rear garden.

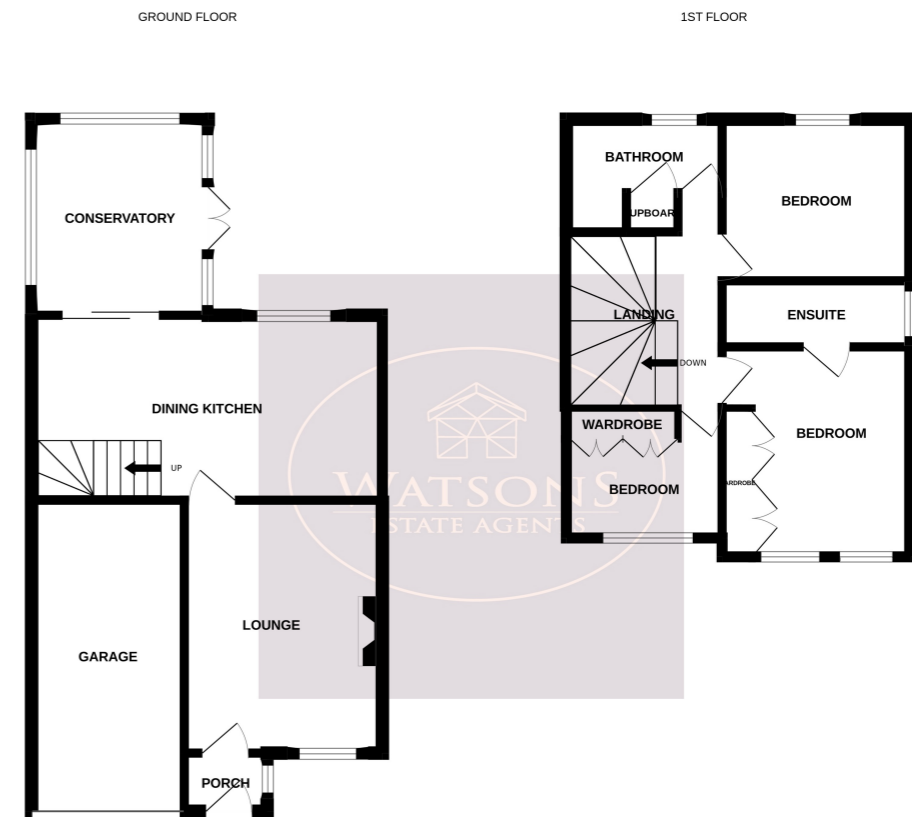
## First Floor

### Landing

Access to the attic (partly boarded) and doors to all bedrooms and bathroom.

### Primary Bedroom

3.83m x 3.11m (12' 7" x 10' 2") 2 uPVC double glazed windows to the front, fitted wardrobe, radiator and door to the en suite.



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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### En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with electric shower over. Radiator, extractor fan and obscured uPVC double glazed window to the side.

### Bedroom 2

3.1m x 2.48m (10' 2" x 8' 2") UPVC double glazed window to the rear and radiator.

### Bedroom 3

2.59m x 2.09m (8' 6" x 6' 10") UPVC double glazed window to the front, built in wardrobes and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Extractor fan, airing cupboard housing the hot water tank, radiator and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property is a turfed lawn. A tarmac driveway provides off road parking leading to the single garage with up & over door and power. The low maintenance rear garden comprises 2 paved patio seating areas, turfed lawn, flower bed borders with a range of plants & shrubs. The garden is enclosed by timber fencing to the perimeter with gated access to the side.