

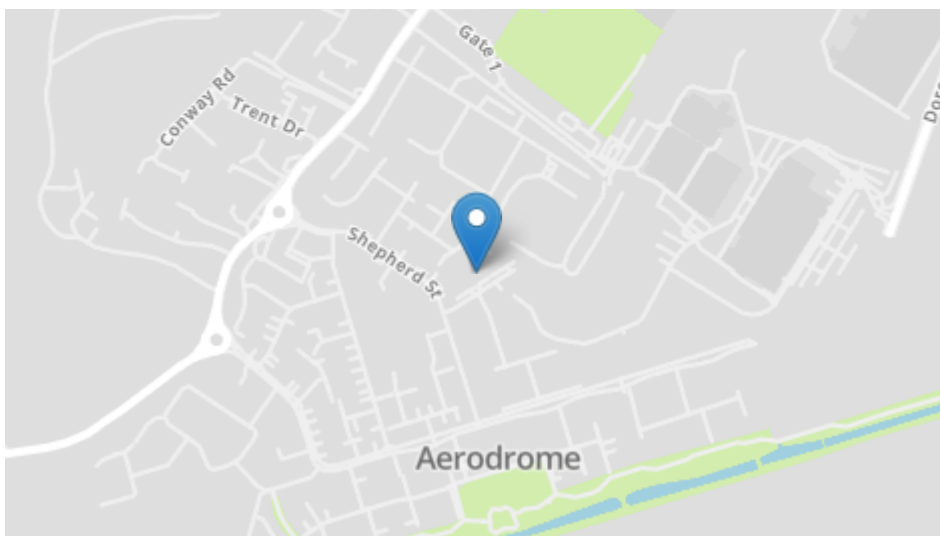
Magee Close, Hucknall, NG15 6XG

£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 - 27586215

Our Seller says....

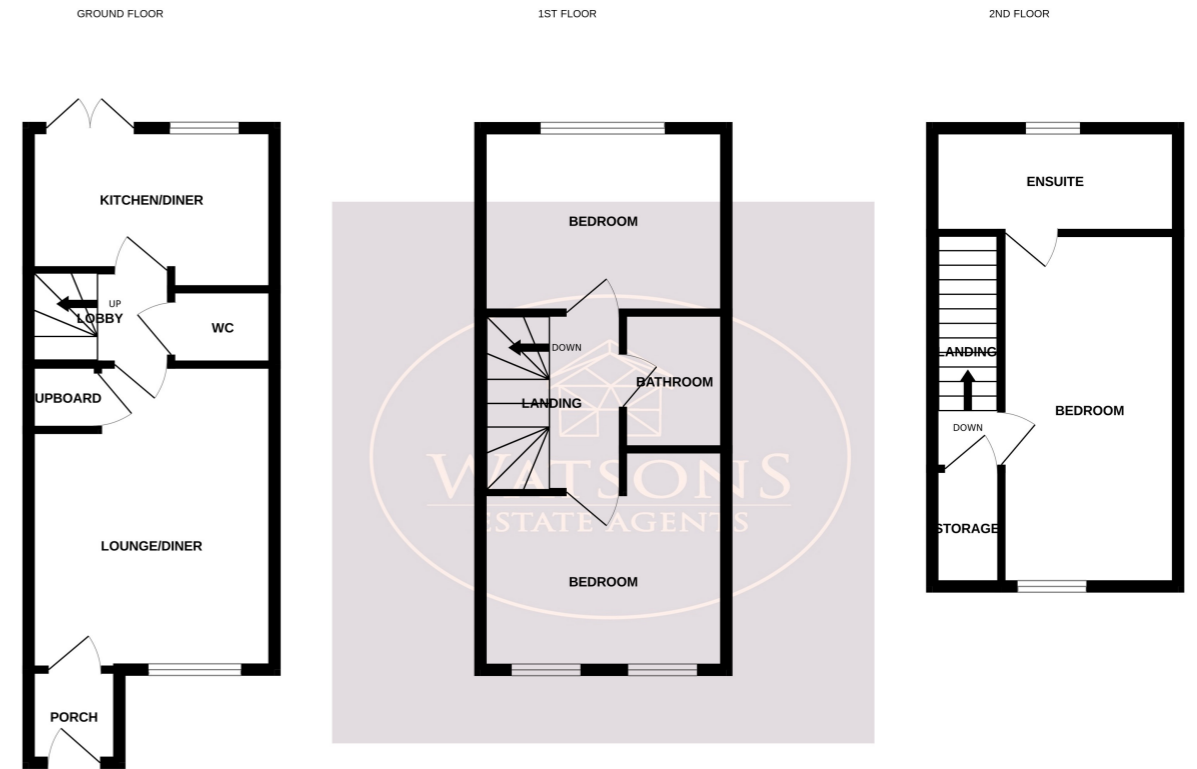
- Modern 3 Storey End Terrace House
- 3 Double Bedrooms
- Modern Dining Kitchen
- En Suite & Family Bathroom
- Downstairs WC
- Driveway
- Popular Residential Location
- 6 Years NHBC Warranty

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.



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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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***** MODERN LIVING ***** This spacious 3 double bedroom townhouse is located in the highly sought after town of Hucknall which is excellently located for road and transport links and access to Nottingham city centre. Being only approximately 4 years old and boasting light, airy and spacious accommodation we highly recommend an internal inspection of this fabulous modern home that we are sure will not disappoint! As the popular development now nears completion, whether you are a first time buyer or down-sizing a viewing is **HIGHLY RECOMMENDED**. Within the property you will find a spacious living room leading to a generous kitchen/diner, three double bedrooms with the principle being served by it's own en-suite shower room and to the outside, a pleasant private garden and a driveway to the front providing off street parking for 2 cars. Although quiet, this location has easy access to a wide range of shops, amenities & transport links, whilst there is beautiful countryside nearby too.

Ground Floor

Porch

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

Lounge

4.46m x 3.62m (14' 8" x 11' 11") UPVC double glazed window to the front, wood effect laminate flooring, storage cupboard, radiator and door to the kitchen.

Inner Lobby

Stairs to the first floor, doors to the WC and dining kitchen.

WC

WC, pedestal sink unit, wood effect laminate flooring and extractor fan.

Dining Kitchen

0m x 3.62m (0' 0" x 11' 11") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated appliances to include; electric oven & gas hob with extractor over, fridge freezer, dishwasher. Plumbing for washing machine, radiator, uPVC double glazed window to the rear, wood effect laminate flooring, combination boiler and French doors to the rear garden.

First Floor

Landing

Stairs to the second floor, radiator and doors to bedrooms 2, 3 and family bathroom.

Bedroom 2

3.61m x 3.16m (11' 10" x 10' 4") UPVC double glazed window to the front and radiator.

Bedroom 3

3.63m x 2.72m (11' 11" x 8' 11") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with mains fed shower over. Chrome heated towel rail and obscured uPVC double glazed window to the side.

Second Floor

Landing

Storage cupboard and door to the primary bedroom.

Primary Bedroom

5.12m x 2.58m (16' 10" x 8' 6") UPVC double glazed window to the front, radiator and 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. Radiator, velux window to the rear, vinyl tiled flooring.

Outside

To the front of the property is a tarmac driveway with parking for 2 cars. The rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs and is enclosed by timber fencing to the perimeter with gated access to the side.