

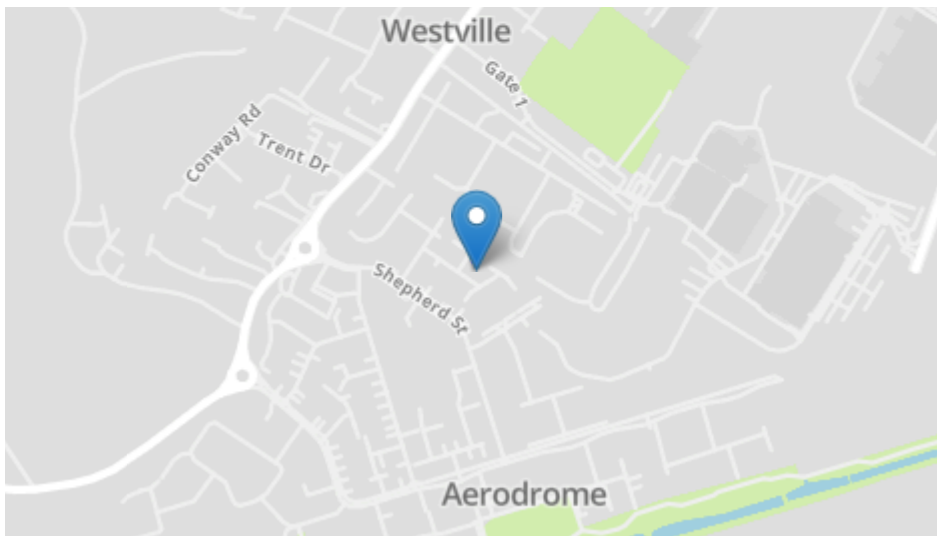
14 Turner Grove, Hucknall, Nottingham, NG15 6XE

£290,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>84</b>	
(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 House
- 3 DOUBLE Bedrooms
- En Suite & Family Bathroom
- Downstairs WC & Utility Room
- Driveway
- Short Drive To Hucknall Town Centre
- Cul De Sac Location
- Well Presented
- 6 Years NHBC Warranty

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 - 27734290

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40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

0115 938 5577  
 8am-8pm - 7days





**\*\* TURNING HEADS ON TURNER GROVE \*\*\*** This fabulous three bedroom modern detached family will delight buyers with it's light and airy living space and quiet cul-de-sac location. The property has six years remaining on it's NHBC certificate and boasts generous living space with a downstairs WC, lounge, spacious dining kitchen and utility room and to the first floor three bedrooms with primary en-suite and a family bathroom. Outside there is a private and enclosed garden to the rear and private driveway providing parking for two cars. Being located on the desirable Rolls Royce development of modern homes and having great access to Nottingham city centre, M1/A610 we highly recommend a viewing of this lovely family home.

## Ground Floor

### Entrance Hall

Entrance door to the front, uPVC double glazed window to the side, stairs to the first floor, understairs storage, vinyl flooring and doors to the lounge and dining kitchen.

### WC

WC, pedestal sink unit, radiator, extractor fan, radiator and vinyl flooring.

### Lounge

3.92m x 3.7m (12' 10" x 12' 2") UPVC double glazed window to the rear and radiator.

### Dining Kitchen

5.5m x 2.81m (18' 1" x 9' 3") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over and dishwasher. Breakfast bar, ceiling spotlights, radiator, plumbing and wiring for an American style fridge freezer, vinyl flooring, uPVC double glazed window to the rear, door to the utility room and French doors to the rear garden.

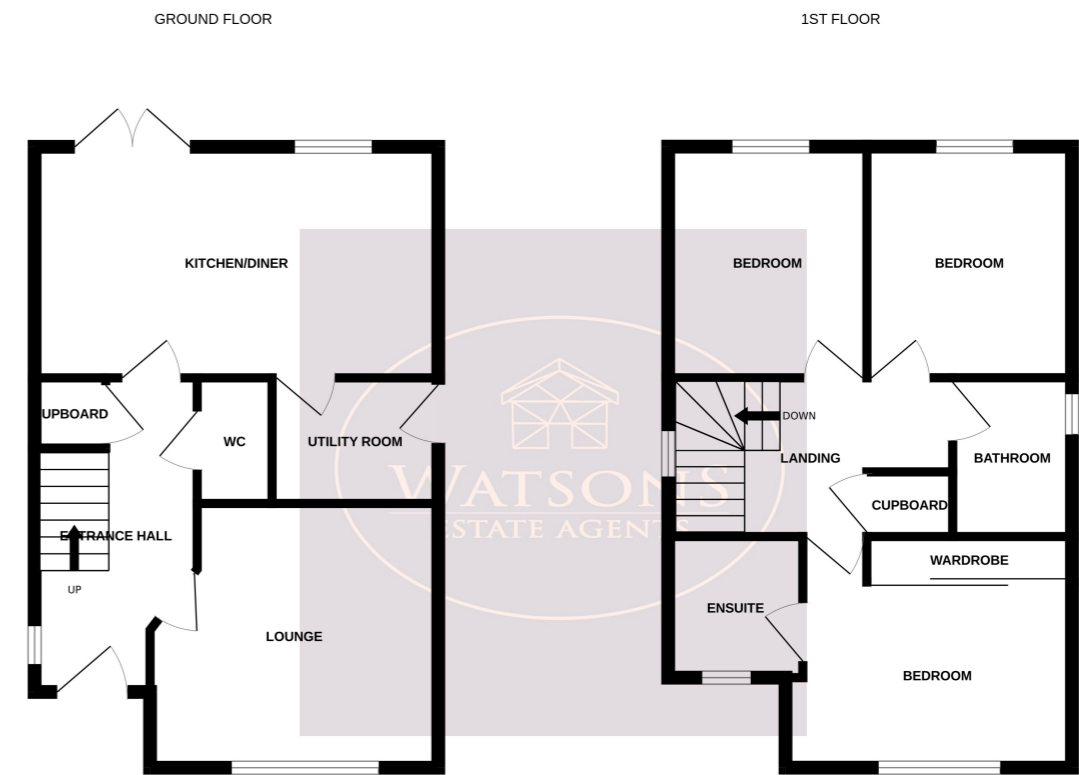
### Utility Room

A range of matching base units, work surfaces, wall mounted combination boiler, storage cupboard, vinyl flooring, radiator, plumbing for washing machine & tumble dryer and door to the side.

## First Floor

### Landing

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



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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### Primary Bedroom

3.92m x 3.24m (12' 10" x 10' 8") UPVC double glazed window to the front, fitted sliding door wardrobes, 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. Extractor fan, radiator and obscured uPVC double glazed window to the front.

### Bedroom 2

2.59m x 2.89m (8' 6" x 9' 6") UPVC double glazed window to the rear and radiator.

### Bedroom 3

2.8m x 2.8m (9' 2" x 9' 2") UPVC double glazed window to the rear, fitted wardrobes and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Obscured uPVC double glazed window to the side and vinyl flooring.

### Outside

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