

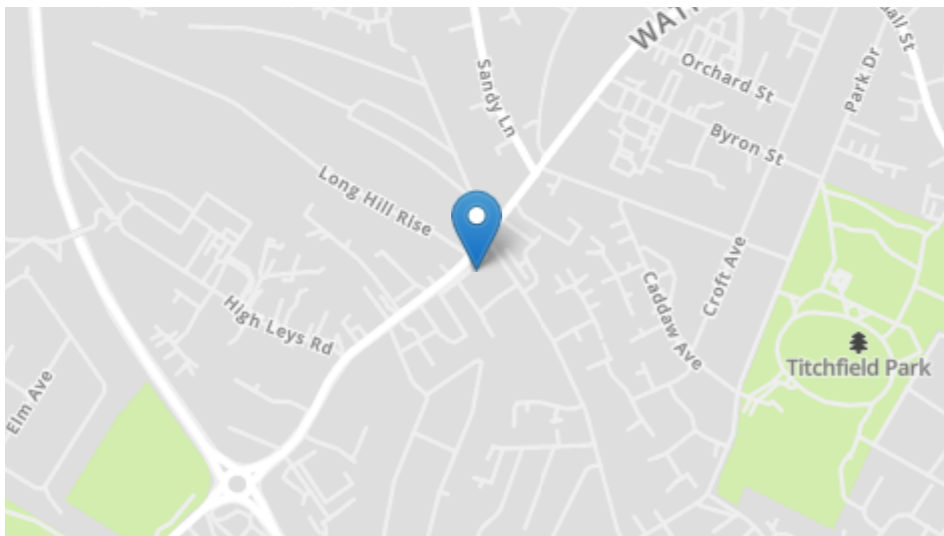
Vedonis Park, Hucknall, NG15 6EW

Offers Over £250,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 Ref - 26406977

- Detached Family Home
- 3 Bedrooms
- En Suite To Primary Bedroom
- Downstairs WC
- Conservatory
- Driveway & Garage
- Excellent Road & Public Transport Links
- Short Drive To Hucknall Town Centre

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.



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*** DON'T MISS OUT! *** This beautiful detached family home sits on a pleasant cul-de-sac in Hucknall, close to Holgate primary school, making it a great choice as a family home. Perfect for buyers looking for a fuss free home as well as those that like to spend time outdoors with Titchfield Park a walk away and Bestwood Country Park only a short drive away. The property in brief comprises to the ground floor; entrance hall, lounge, dining room, conservatory, fitted kitchen and w/c. To the first floor landing giving access to three double in size bedrooms and family bathroom, also primary bedroom benefiting with a three piece en suite. To the outside a front garden with driveway providing off road parking and giving access to a garage, to the rear an enclosed garden with patio and artificial grass area. Vedonis Park is located less than a mile from Hucknall Town Centre, which offers a wide range of cafes, bars, shops and amenities. Bus stops are within walking distance with routes to various destinations including Hucknall & Nottingham City Centre. For buyers that need to commute, the A611 and Junction 27 of the M1 are just a short drive away.

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs to the first floor and door to the lounge.

Lounge

4.63m x 2.93m (15' 2" x 9' 7") UPVC double glazed window to the front, radiator and open to the dining room.

Dining Room

2.93m x 2.93m (9' 7" x 9' 7") UPVC double glazed sliding patio doors leading to the conservatory, radiator and open to the kitchen.

Conservatory

3.86m x 3.77m (12' 8" x 12' 4") Brick & uPVC double glazed construction, radiator and French doors leading to the rear garden.

Kitchen

3.05m x 2.93m (10' 0" x 9' 7") A range of matching wall & base units, work surfaces incorporating and inset stainless steel sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over and dishwasher. Radiator, uPVC double glazed window to the rear and door to the WC and door to the side leading to the rear garden.

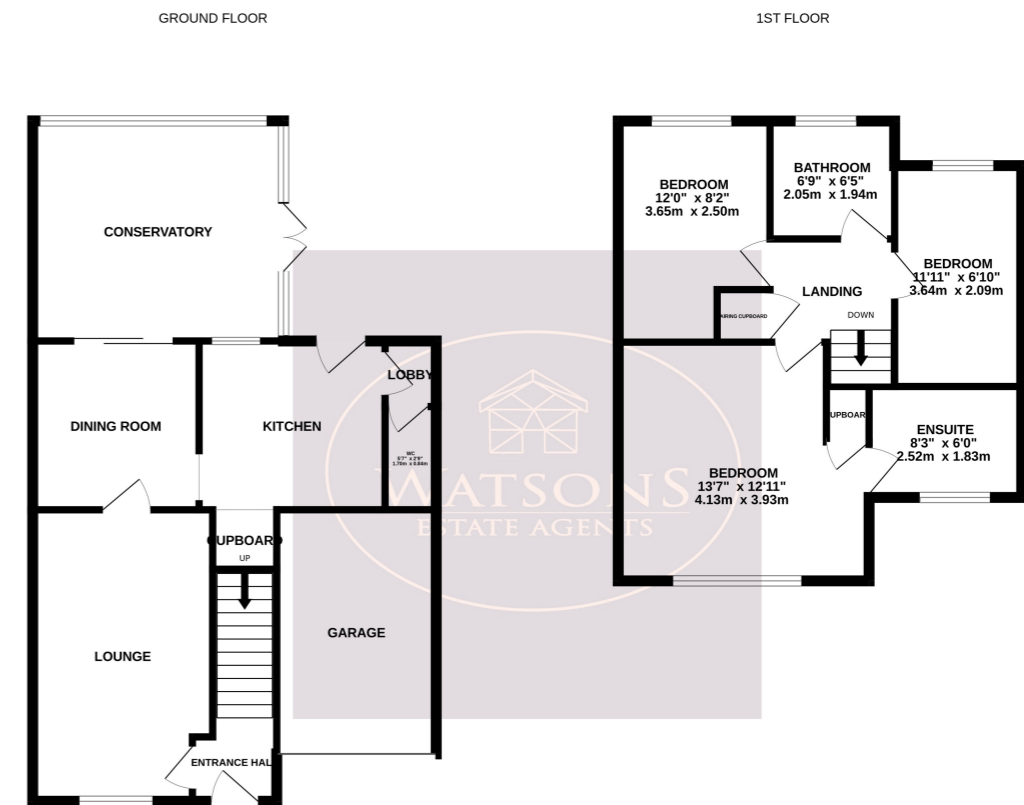
WC

WC, wall mounted sink, radiator and extractor fan.

First Floor

Landing

Access to the attic, storage cupboard 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

3.89m x 3.84m (12' 9" x 12' 7") UPVC double glazed window to the front, fitted wardrobe, storage cupboard and radiator. Door to the en suite.

En Suite

3 piece suite in white comprising WC, wall mounted sink and shower cubicle. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the front.

Bedroom 2

3.65m x 2.46m (12' 0" x 8' 1") UPVC double glazed windows to the rear and radiator.

Bedroom 3

3.6m x 1.95m (11' 10" x 6' 5") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece in white comprising WC, wall mounted sink and bath with shower over. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a imprinted concrete driveway providing ample off road parking leading to the single garage with up & over door and power. The low maintenance rear garden offers a good level of privacy and comprises a paved patio and artificial lawn. The garden is enclosed by timber fencing to the perimeter with gated access to the side.