

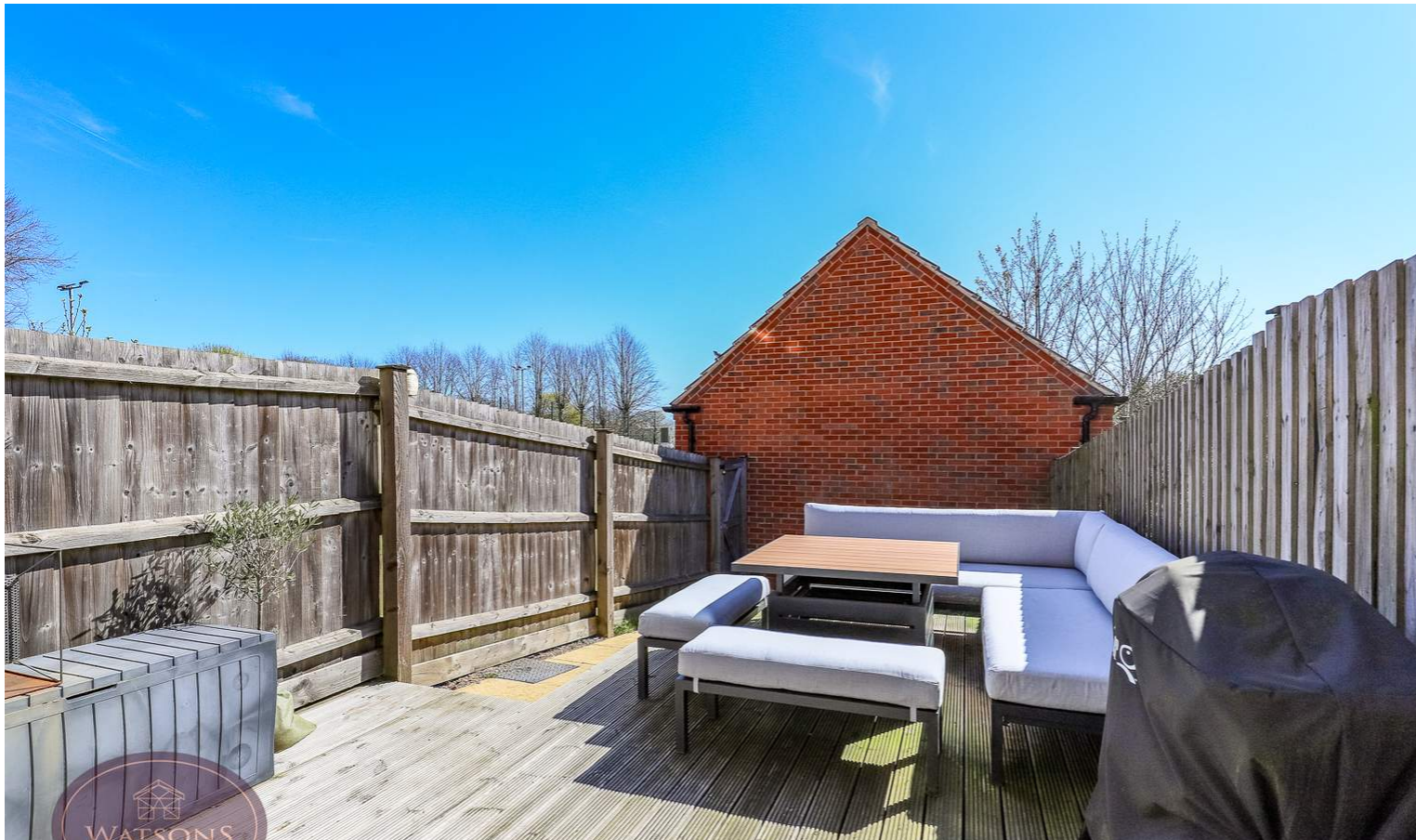
Poets Close, Hucknall, NG15 6WF

Guide Price £250,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	85	
(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	



- Mid Town House
- 3 Bedrooms
- Generous Lounge Diner
- Modern Fitted Dining Kitchen
- Downstairs WC
- En Suite & Family Bathroom
- Off Road Parking & Garage
- South East Facing Rear Garden
- Cul De Sac Location

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 - 30146094

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



*** GUIDE PRICE £250,000 - £260,000 *** YOU COULD BE LIVING ON 'POET' BUT YOU JUST DON'T KNOW IT YET *** Located on a modern and small development in the popular town of Hucknall lies this impressive three bedroom, three story town-house. With off road parking and a detached garage, other features include a downstairs WC, en-suite to bedroom two, and primary suite to the top floor. The current vendors have added their own touches to the property including Amtico flooring, offering ready to move in and modern living. Briefly comprising; entrance hallway, downstairs WC, kitchen, lounge/diner. To the first floor, two good sized bedrooms, one with en-suite, and to the second floor, primary bedroom and generous bathroom. Outside, the property is located towards the end of the cul-de-sac, with a detached garage currently used as a gym, along with off road parking. The rear offers a low maintenance and privately enclosed garden. Located on the edge of Hucknall, and close to Watnall, the property is within easy reach of an array of amenities including shops, supermarkets and night life. There are favoured schools and excellent transport and commuter links. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, Amtico flooring, ceiling spotlights, radiator, kitchen, WC, stairs to the first floor and stunning glass crittall doors to the lounge/diner

WC

WC, pedestal sink unit, ceiling spotlights, radiator and Amtico flooring.

Lounge Diner

6.15m x 3.75m (20' 2" x 12' 4") Amtico flooring, radiator, velux windows and sliding patio doors to the rear garden.

Kitchen

3.47m x 2.55m (11' 5" x 8' 4") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height electric oven & 5 ring gas hob with extractor over, washing machine and dishwasher. Tiled flooring, ceiling spotlights, radiator and uPVC double glazed window to the front. Wall mounted combination boiler.

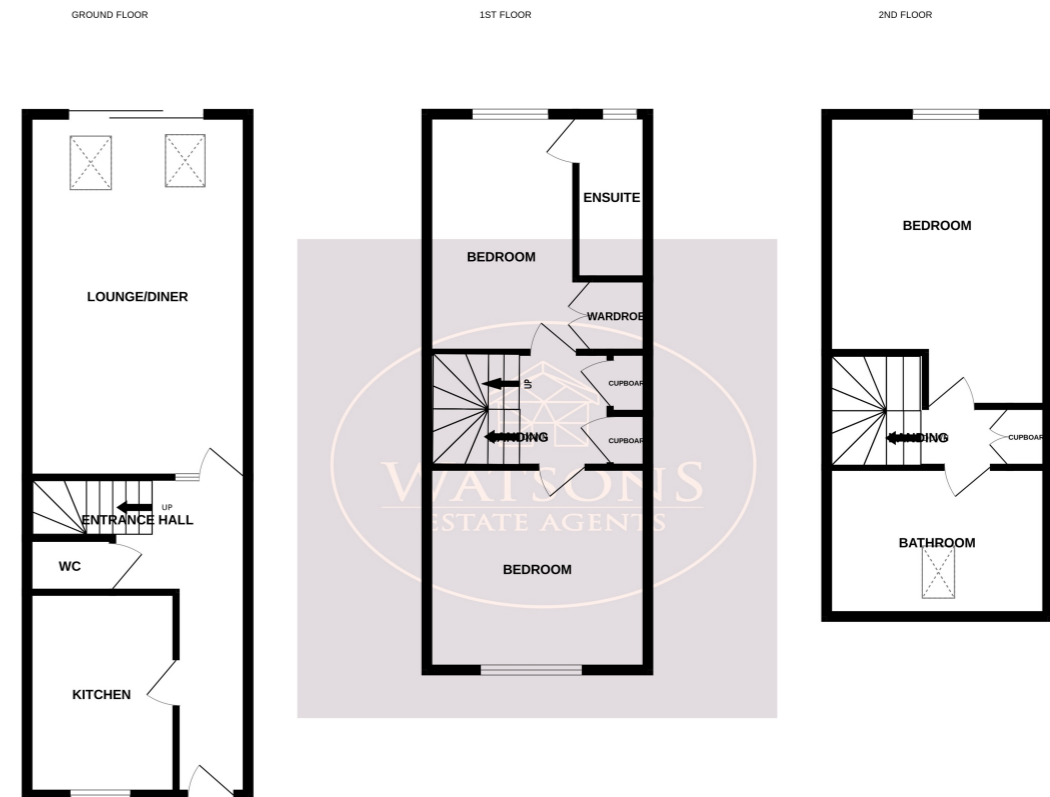
First Floor

Landing

Airing cupboard housing the hot water tank, radiator, doors to bedrooms 2 & 3 and family bathroom. Stairs up to the primary bedroom.

Bedroom 2

4.06m x 3.06m (13' 4" x 10' 0") UPVC double glazed window to the rear, 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. Ceiling spotlights, radiator and obscured uPVC double glazed window to the front.

Bedroom 3

3.77m x 3.42m (12' 4" x 11' 3") UPVC double glazed window to the front and radiator.

Second Floor

Landing

Storage cupboard, velux window and doors to the primary bedroom and bathroom.

Primary Bedroom

4.58m x 3.72m (15' 0" x 12' 2") Velux window, uPVC double glazed window to the rear, access to the attic and radiator.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and shower cubicle. Velux window, ceiling spotlights and radiator.

Outside

To the front of the property are gravel beds with a range of shrubs. A tarmac driveway provides ample off road parking leading to the detached single garage with up & over door and power. The South East facing rear garden comprises a timber decking seating area, turfed lawn and is enclosed by timber fencing with gated access to the rear.

Agents Note

The seller has provided us with the following information: the boiler is located in the kitchen and is 8 years old.