

HoldenCopley

PREPARE TO BE MOVED

Kiwi Close, Hucknall, Nottinghamshire NG15 6RB

Guide Price £190,000 - £200,000

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GUIDE PRICE: £190,000 - £200,000

LOVELY FAMILY HOME IN CUL-DE-SAC LOCATION...

This three bedroom semi-detached house would be a great purchase for any first time buyer or family alike as the property is well presented and decorated throughout whilst benefiting from having a newly fitted composite front door, a new marble fireplace in the living room and much more! This property is situated in a quiet cul-de-sac within reach of various local amenities, schools and easy commuting links. To the ground floor is an entrance hall, a good sized living room and an open plan modern kitchen diner with a sliding patio door to the rear patio. The first floor offers two double bedrooms and a single bedroom serviced by a modern bathroom suite. Outside to the front is a driveway providing off road parking along with gated access to a garage and a private low maintenance garden.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Good Sized Living Room With New Marble Fireplace
- Open Plan Kitchen Diner
- Modern Bathroom
- Driveway & Garage
- Low Maintenance Landscaped Garden
- Quiet Cul-De-Sac Location
- Boarded Loft
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has a radiator, coving to the ceiling, a UPVC double glazed obscure panel window to the front elevation and a newly fitted composite front door providing access into the accommodation

Living Room

14'5" x 13'5" (4.4 x 4.1)

The living room has a UPVC double glazed window to the front elevation, coving to the ceiling, a ceiling rose, a TV point, a new marble fireplace with downlights and open access to the dining area

Dining Area

11'5" x 9'2" (3.5 x 2.8)

The dining area has coving to the ceiling, a radiator, a sliding patio door opening out to the rear garden and open plan to the kitchen

Kitchen

11'5" x 8'6" (3.5 x 2.6)

The kitchen has a range of fitted base and wall units with a rolled edge worktop, a stainless steel sink and a half with mixer taps and drainer, an integrated oven with a gas hob, extractor fan and glass splashback, partially tiled walls, tiled flooring, recessed spotlights, coving to the ceiling, two in-built pantry cupboards, a UPVC double glazed window to the rear elevation and a single door providing side access

FIRST FLOOR

Landing

The landing has carpeted flooring, a UPVC double glazed window to the side elevation, access to the first floor accommodation and provides access to a boarded loft with lighting via a drop down ladder

Bedroom One

10'5" x 12'1" (3.2 x 3.7)

The main bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, coving to the ceiling and a radiator

Bedroom Two

11'1" x 12'9" (3.4 x 3.9)

The second bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, coving to the ceiling and a radiator

Bedroom Three

6'10" x 9'2" (2.1 x 2.8)

The third bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, coving to the ceiling, an in-built wardrobe and a radiator

Bathroom

6'10" x 5'10" (2.1 x 1.8)

The bathroom has a concealed dual flush W/C combined with a vanity unit wash basin, a panelled bath with a handheld shower head, an overhead shower and a shower screen, a chrome heated towel rail, partially tiled walls, tiled flooring and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a block paved driveway, a gravelled are and iron gated access to the garage towards the rear

Garage

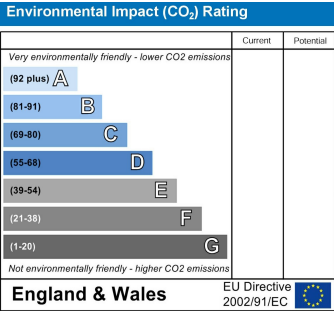
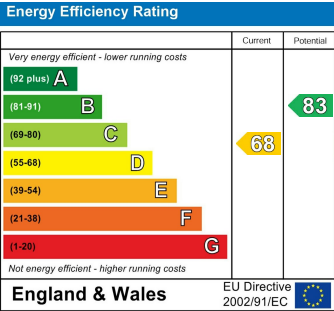
Rear

To the rear of the property is a private enclosed low maintenance garden with a patio area, an artificial lawn, raised planters, a garage, security lighting, an outdoor tap and fence panelling

DISCLAIMER

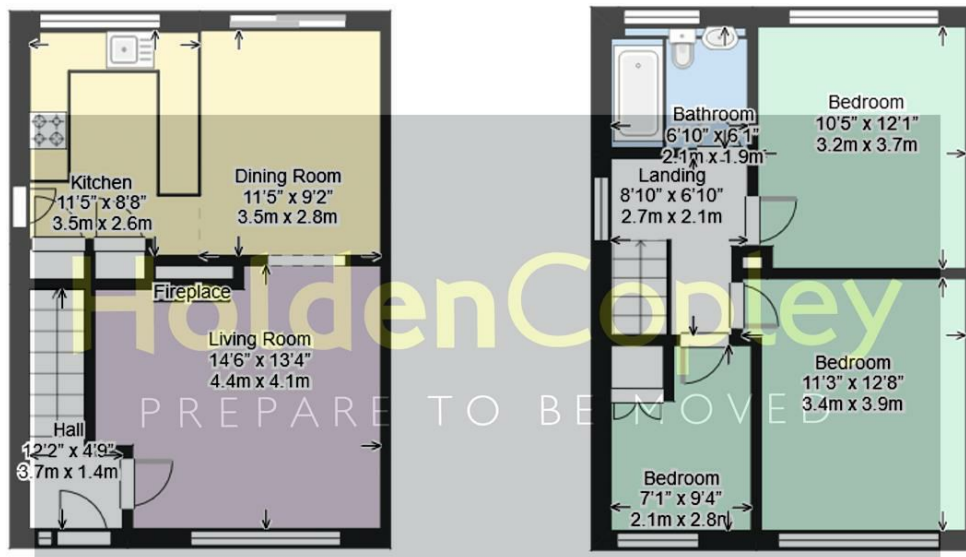
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Approx. Gross Internal Area of the Ground floor:
427.11 Sq Ft - 39.68 Sq M
Approx. Gross Internal Area of the Entire Property:
847.01 Sq Ft - 78.69 Sq M

Approx. Gross Internal Area of the 1st floor:
419.9 Sq Ft - 39.01 Sq M
Approx. Gross Internal Area of the Entire Property:
847.01 Sq Ft - 78.69 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

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