

# HoldenCopley

PREPARE TO BE MOVED

Kenbrook Road, Hucknall, Nottinghamshire NG15 8HS

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£150,000

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## STUNNING HOME

This modern house is just as good as the day it was built and is still presented to show home standards. The property would make a beautiful home for any first time buyer.

Situated on a popular development within walking distance to the tram and with good local amenities - this house has to be viewed to be fully appreciated. To the ground floor there is an entrance hallway, good sized lounge along with a modern kitchen diner and downstairs WC.

The first floor has two double bedrooms serviced by a modern bathroom suite.

Outside there is ample parking and to the rear there is a private enclosed garden.

## GREAT FIRST TIME BUYER HOME

## NO CHAIN







- Modern Semi Detached
- Two Double Bedrooms
- Kitchen Diner
- Downstairs WC
- Modern Bathroom Suite
- Ample Parking
- Private Garden
- Great First Home
- Popular Development
- No Chain











ACCOMMODATION

Ground Floor:

Entrance Hallway

Living Room

12\*9" x 12\*9" (3.90 x 3.90)

The living room has a double glazed window, a radiator and TV point

Hall

This space has a storage cupboard and WC

Kitchen Diner

12\*9" x 7\*10" (3.90 x 2.40)

The kitchen has a range of base and wall units, a sink with drainer and mixer taps, space and plumbing for a washing machine, an integrated oven, gas hob, extractor fan, space for a fridge freezer, recessed spotlights and double glazed French doors leading to the garden

First Floor:

Landing

The landing provides access to the first floor accommodation

Master Bedroom

12\*9" x 9\*10" (3.90 x 3.00)

The main bedroom has a double glazed window, a radiator and a storage cupboard

Bedroom Two

12\*9" x 8\*2" (3.90 x 2.50)

The second bedroom has a double glazed window and a radiator

Bathroom

The bathroom has a bath with shower over, hand basin, low level flush WC, part tiled walls and a double glazed window

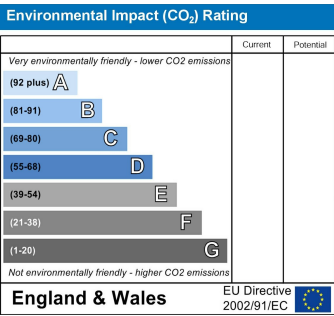
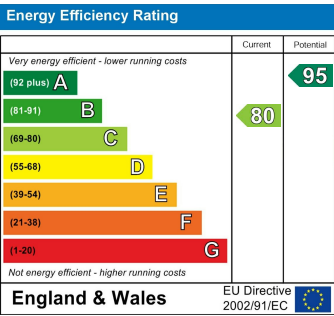
Outside:

Front

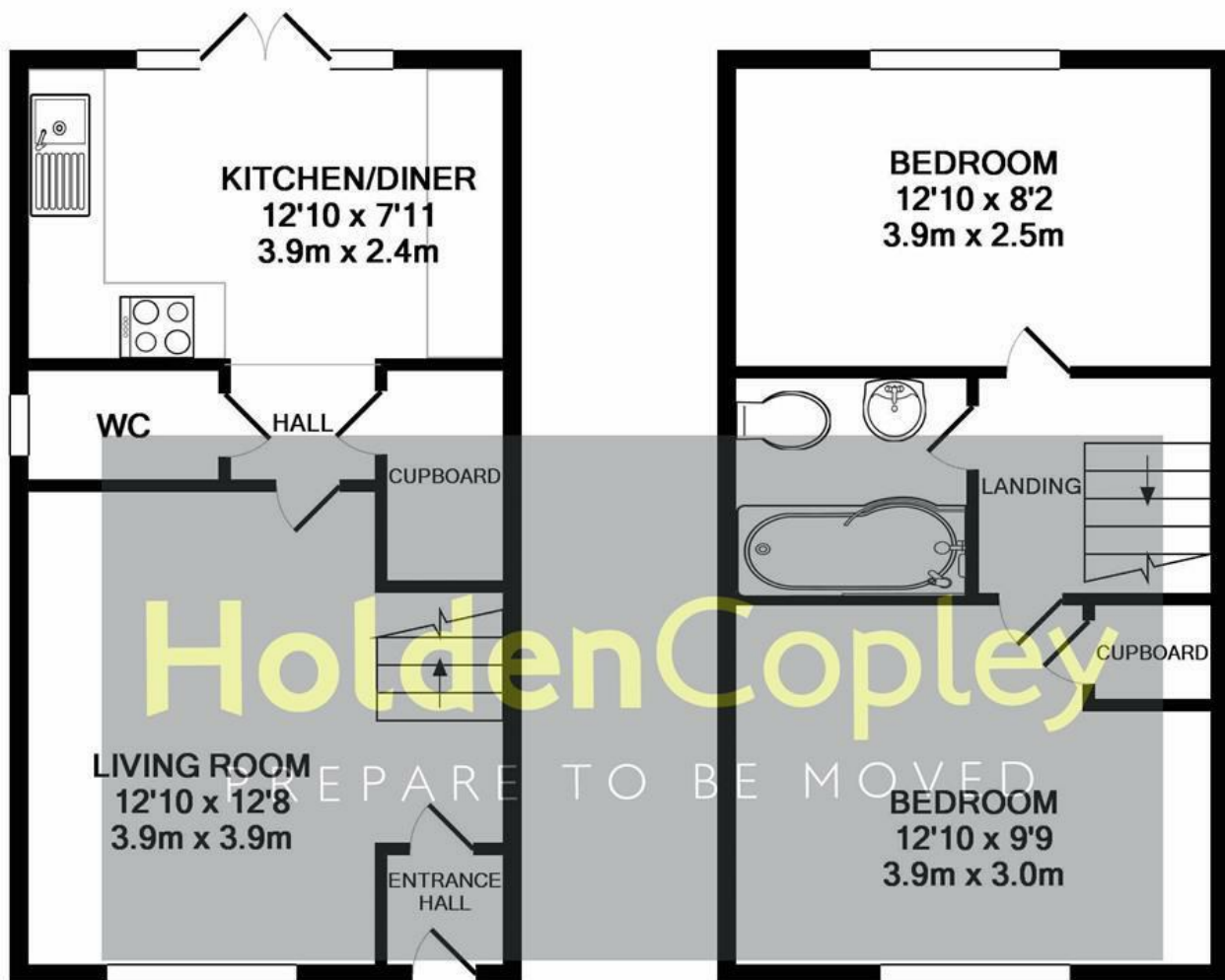
To the front of the property there is a driveway providing off-street parking and a range of plants and shrubs

Rear

To the rear of the property there is a private enclosed garden with a patio area and a lawned area



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GROUND FLOOR  
APPROX. FLOOR  
AREA 305 SQ.FT.  
(28.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 305 SQ.FT.  
(28.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 610 SQ.FT. (56.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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