



**Kenbrook Road  
Hucknall, Nottingham NG15 8HS**

**£220,000 Freehold**

A WELL PRESENTED THREE BEDROOM  
SEMI DETACHED HOME FOR SALE IN  
HUCKNALL!





Robert Ellis Estate Agents are pleased to present this attractive three-bedroom semi-detached home to the market. The property is ideally situated close to local amenities, including Tesco Extra, as well as excellent transport links such as the nearby tram route, making it perfect for commuters and families alike.

The accommodation comprises an entrance hall, ground floor WC, a comfortable lounge, a generous dining kitchen and a conservatory. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en suite shower room, along with a modern family bathroom.

Externally, the property benefits from a detached garage, a tandem driveway providing ample off-road parking, and a private rear garden featuring a patio area ideal for outdoor entertaining.



Entrance Hallway

Ground Floor Cloakroom

Lounge

15'6" x 11'10" approx (4.72m x 3.61m approx)

Kitchen Diner

11'1" x 15'1" approx (3.38m x 4.60m approx)

Conservatory

First Floor Landing

Bedroom One

11'9" x 8'6" approx (3.58m x 2.59m approx)

En-Suite

Bedroom Two

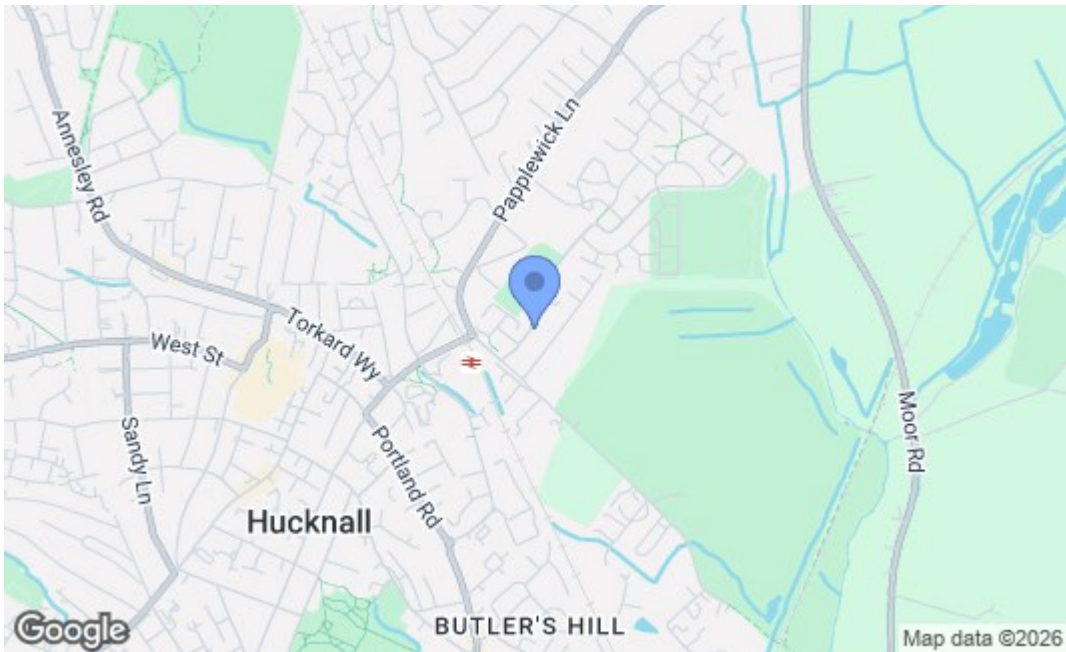
10'2" x 8'6" approx (3.10m x 2.59m approx)

Bedroom Three

8'9" x 6'3" approx (2.67m x 1.91m approx)

Bathroom





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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England & Wales		EU Directive 2002/91/EC

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.