Robert Ellis

look no further...

Kenbrook Road
Hucknall, Nottingham NG15 8HS

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

**£220,000 Freehold**

0115 648 5485

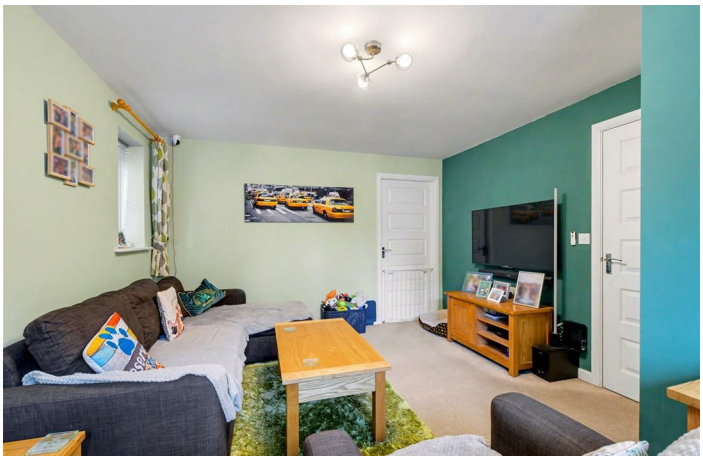
/robertellisestateagent

@robertellisea

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
Composite entrance door to the front elevation leading into the entrance hallway comprising carpeted flooring, wall mounted radiator, staircase leading to the first floor landing, doors leading off to:

Ground Floor Cloakroom
2'75 x 4'70 approx (0.61m x 1.22m approx)
WC, linoleum flooring, handwash basin with mixer tap, wall mounted radiator.

Lounge
11'43 x 15'20 approx (3.35m x 4.57m approx)
UPVC double glazed windows to the front and side elevations, wall mounted radiator, carpeted flooring, door leading through to the kitchen diner.

Kitchen Diner
10'74 x 14'72 approx (3.05m x 4.27m approx)
Linoleum flooring, UPVC double glazed windows to the rear elevation, UPVC double glazed French doors leading through to the conservatory, wall mounted radiator, storage cupboard, space and point for a fridge freezer, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and plumbing for a washing machine, space and plumbing for a slimline dishwasher, electric oven with four ring gas hob over and extractor hood above.

Conservatory
7'46 x 9'33 approx (2.13m x 2.74m approx)
Laminate flooring, UPVC double glazed sliding doors leading to the rear garden, UPVC double glazed windows, spotlights to the ceiling.

First Floor Landing
Carpeted flooring, wall mounted radiator, access to the loft, doors leading off to:

Bedroom One
11'40 x 8'14 approx (3.35m x 2.44m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, built-in wardrobes, door leading through to the en-suite.

En-Suite
UPVC double glazed window to the side elevation, wall mounted radiator, WC, handwash basin with mixer tap, shower cubicle with electric shower over.

Bedroom Two
9'82 x 8'18 approx (2.74m x 2.44m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

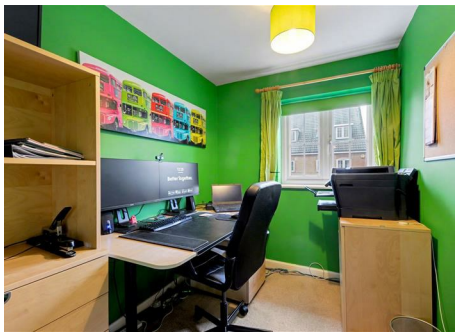
Bedroom Three
5'90 x 8'36 approx (1.52m x 2.44m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

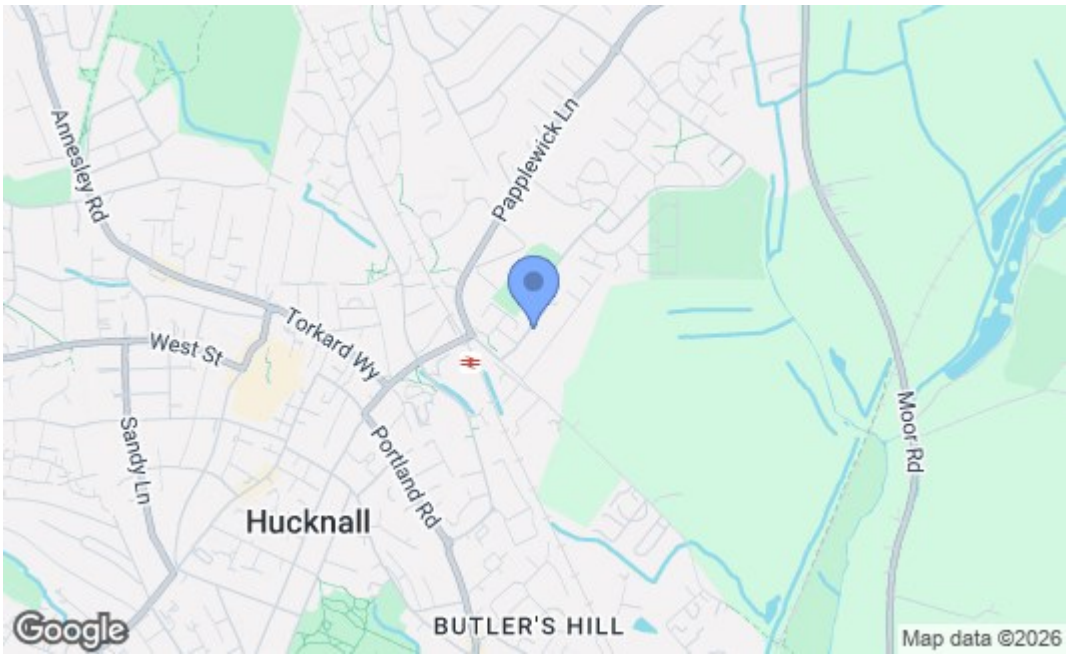
Bathroom
Linoleum flooring, UPVC double glazed window to the rear elevation, wall mounted radiator, handwash basin with mixer tap, WC, bath with mixer tap and shower attachment.

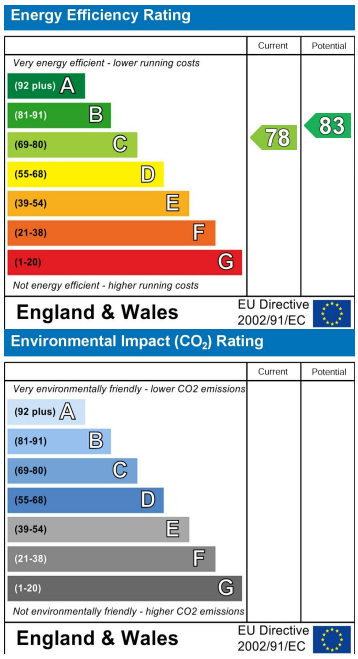
Front of Property
To the front of the property there is a driveway providing off the road parking.

Rear of Property
To the rear of the property there is an enclosed rear garden.

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Ashfield
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 16mbps Ultrafast 1000mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No






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.