



HOPKINS & DAINTY

ESTATE AGENTS



Hurricane Road, Nottingham, NG15 6WN

£269,950

*****NEW TO THE MARKET - PLEASE CALL NOW TO ARRANGE YOUR VIEWING, WE ARE OPEN 7 DAYS A WEEK*****

HOPKINS & DAINTY of TICKNALL offer this modern three storey, semi detached house. On this popular residential estate, to the south west of Hucknall.

Built by Persimmon Homes in 2018, the quality internal accommodation comprises: entrance hall with a guest WC, dining kitchen with contemporary units and an integral double oven and hob. To the rear there is a full width lounge with French doors opening onto the garden. On the first floor there are two double bedrooms, a single bedroom and the main family bathroom. On the top floor is the large master bedroom with an En-suite shower room.

The property has gas central heating and double glazing. Side driveway parking, and an enclosed rear lawn garden with a useful cabin/home office with electrics, internet connection and an air conditioner unit.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Hallway



Accessed via a double glazed entrance door. With stairs rising to the first floor and storage cupboards under. Tiled flooring, a radiator, ceiling spotlights and doors to:

Kitchen/Diner 15'3" x 9'8" (4.65 x 2.95)



Fitted range of base and wall units with quality worktops and an inset one and a quarter sink and drainer. There is a built in double electric oven, gas hob and hood, along with space for a fridge/freezer. Decorative tiled splashbacks, a radiator, ceiling spotlights, boiler cupboard housing the wall mounted gas boiler and a double glazed front window.

Lounge 16'7" x 10'2" (5.07 x 3.11)



Spanning the full width of the property with a radiator, double glazed French doors and a rear window opening to the garden.

Guest WC



Two piece suite comprising WC and wash hand basin. With a radiator, tiled flooring and a double glazed front window.

First Floor Landing



With stairs rising to the top floor and doors leading off.

Bedroom 2 13'5" x 9'7" (4.10 x 2.94)



Rear double bedroom with a radiator and double glazed window.

Bedroom 3 12'1" x 9'7" (3.69 x 2.94)



Front double bedroom with a radiator and double glazed window.

Bedroom 4 10'3" x 6'8" (3.13 x 2.04)



Single bedroom with a radiator and double glazed rear window.

Bathroom 6'7" x 5'7" (2.03 x 1.71)



Three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Tiled splashbacks and flooring, a radiator, ceiling spotlights, extractor vent and a double glazed front window.

Second Floor Landing

With a door to:

Master Bedroom 20'9" > 10'4" x 16'7" > 9'8" (6.33 > 3.17 x 5.06 > 2.96)



Large master bedroom with two radiators, over stairs storage plinth, double glazed front window and rear roof light. Access to the eaves storage space and door to:

En-Suite Shower Room 6'9" x 6'6" (2.07 x 2.00)



Three piece suite comprising shower, wash hand basin and WC. With a radiator, tiled flooring, part sloping ceiling with spotlights, an extractor vent and double glazed roof light.

Driveway

Side driveway parking with gated access to the rear garden.

Garden



Enclosed rear lawn and patio garden with a border, fence boundary and access to the cabin.

Cabin/Office 13'9" x 8'10" max. (4.20 x 2.70 max.)



Currently used as a home office with double glazed French doors and windows, laminate flooring, air conditioning/heating unit, internet connection, electric light and power and coving to the ceiling.

Service Charge

We understand that this property is subject to an annual service charge in the region of £380.00. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Draft Sales Details

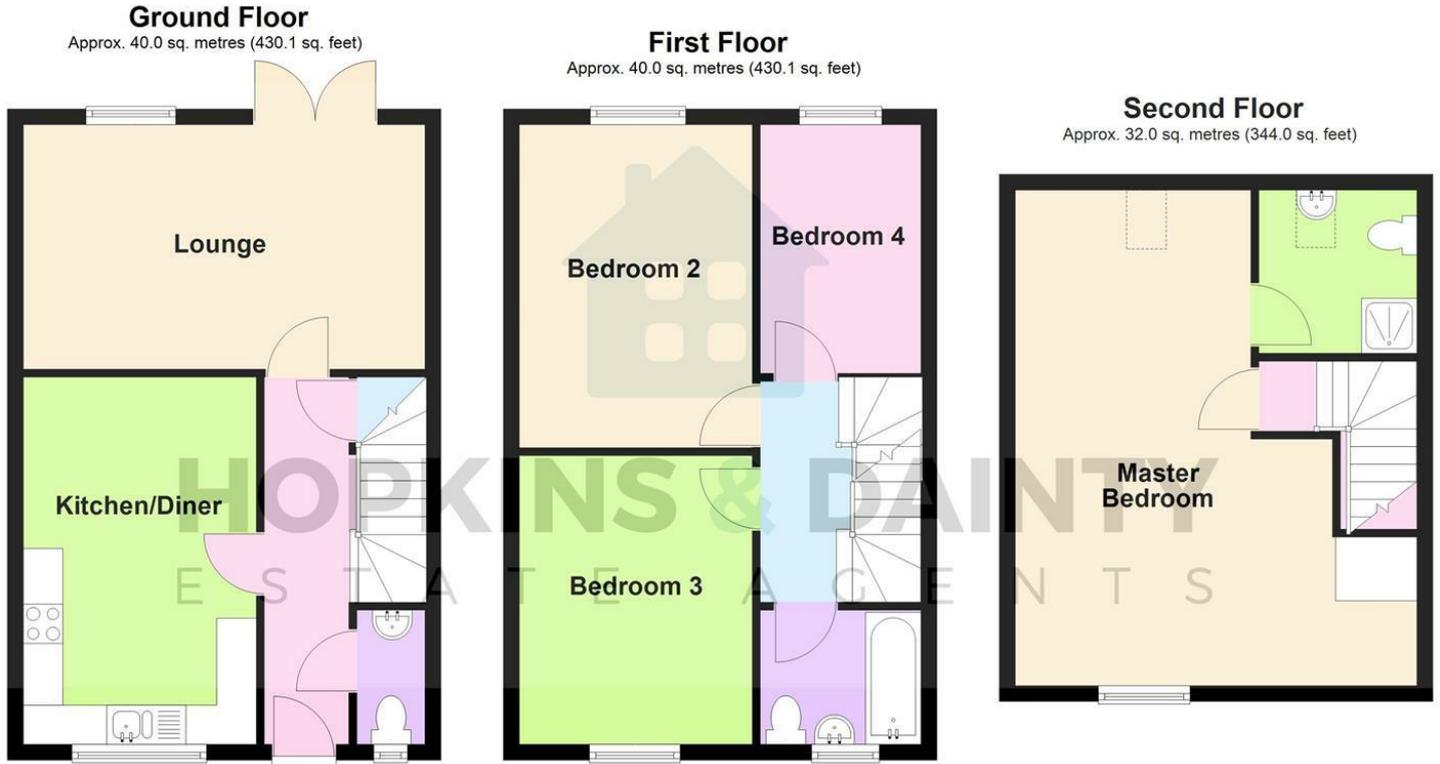
These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide

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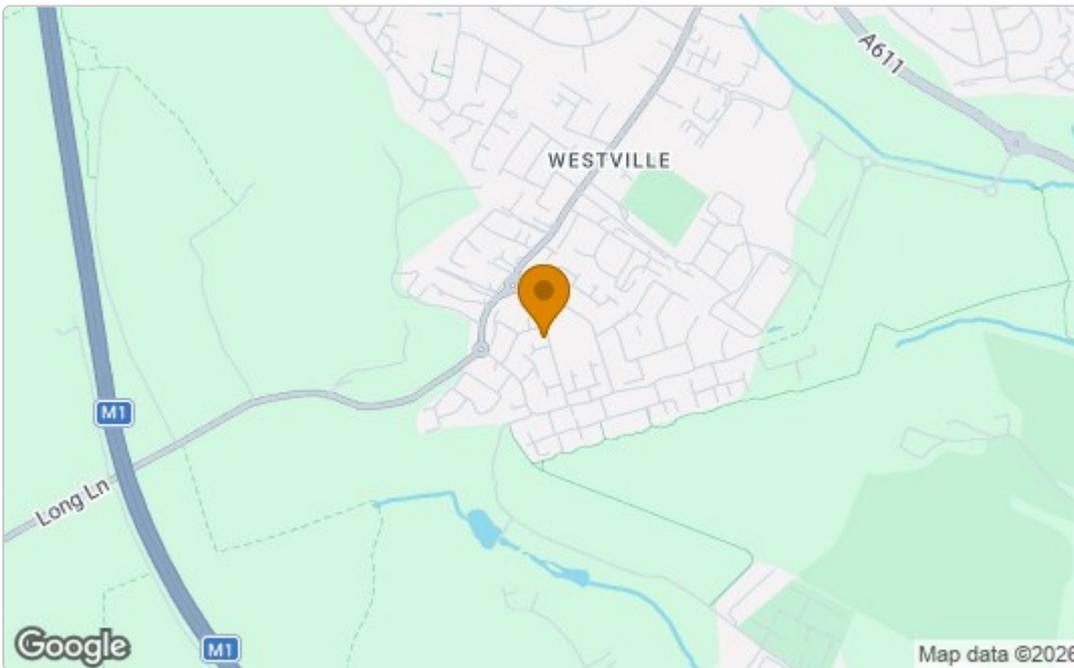
Floor Plan



Total area: approx. 111.9 sq. metres (1204.1 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	86	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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