



**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

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

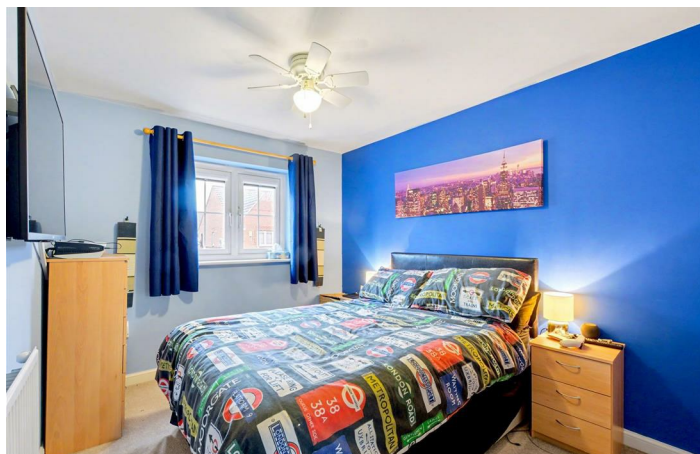
Flood Risk: No flooding in the past 5 years

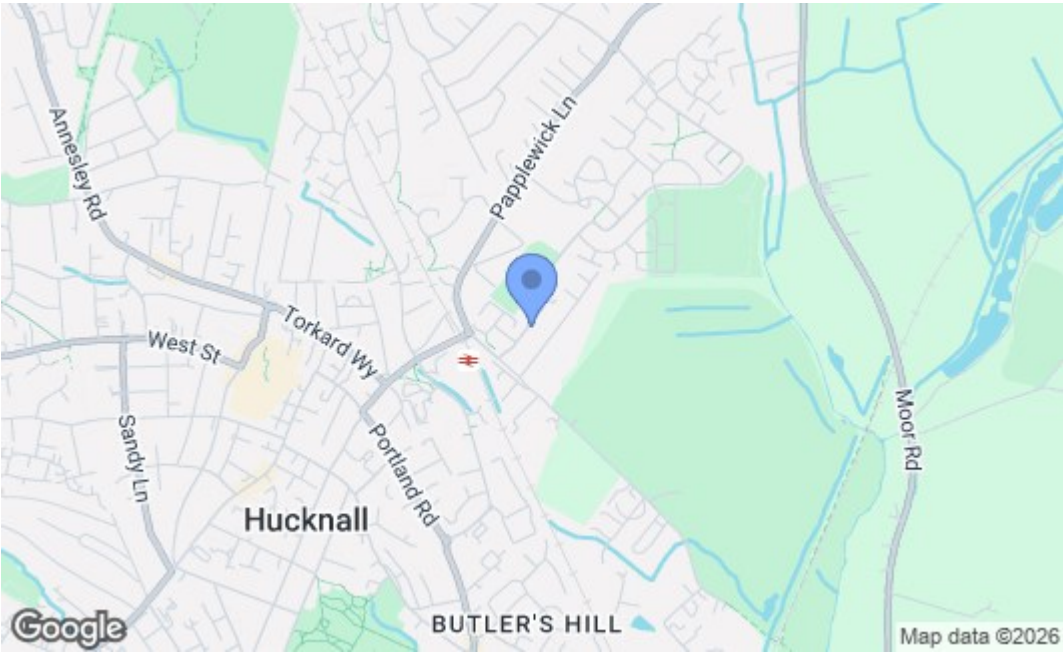
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 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

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.