

for sale

£205,000 Freehold



## Harker Close Hucknall Nottingham NG15 6XF

A beautifully presented modern end town house in a popular location with easy access to Hucknall Town Centre. The property briefly comprises of an entrance hallway, downstairs wc, open plan living kitchen, two double bedrooms, en suite and family bathroom. Viewings are highly recommended.

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- Energy Rating: B
- Two Bedrooms
- End Town House
- Open Plan Living/Kitchen
- Downstairs WC

# Property Details

## Entrance Hallway

Entered via composite front door leading into the hallway which gives access to W.C and open plan living space.

## Cloakroom/ W.C

Having UPVC double glazed obscured window to the front elevation, low level W.C, pedestal wash hand basin and extractor fan.

## Open Plan Living/kitchen/diner 23' 1" x 16' 5" Max ( 7.04m x 5.00m Max )

The kitchen area is fitted with a modern range of wall, base and drawer units with complimentary work surface over, inset one and a half bowl stainless steel sink and drainer with mixer tap, integrated electric oven with gas hob and cooker hood over, integrated fridge freezer, integrated dishwasher, central heating radiator and UPVC double glazed window to the front elevation.

The lounge area has stairs leading to the first floor, TV point, central heating radiator and UPVC double glazed window to the rear, UPVC double glazed French doors leading out to the rear garden.

## First Floor

### Bedroom One 12' 7" x 10' 4" ( 3.84m x 3.15m )

Having UPVC double glazed window to the side elevation, TV point and door through to the en suite.

### En Suite

Having fitted shower cubicle with mans fed shower, pedestal wash hand basin, low level W.C, heated towel rail, extractor fan and UPVC double glazed obscured window to the rear elevation.

### Bedroom Two 9' 8" x 8' 5" ( 2.95m x 2.57m )

Having UPVC double glazed window to the front elevation and central heating radiator.

## Bathroom

Fitted with a three piece suite comprising of panelled bath with mains fed shower over, low level W.C and pedestal wash hand basin, extractor fan and UPVC double glazed window to the front elevation.

## Outside

To the front of the property is a block paved parking area for two vehicles with side gate leading to the rear garden.

The enclosed rear garden is laid mainly to lawn with paved patio area and fenced boundaries.





To view this property please contact Burchell Edwards on

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**Tenure:** Freehold

**EPC Rating:** B

Property Ref: HUK103646 - 0005

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