



Turner Grove  
Hucknall Nottingham



# Turner Grove Hucknall Nottingham NG15 6XE

for sale offers over  
**£210,000**



## Property Description

Located close to good school and local amenities, this modern town house is just 3 years old and still covered by the NHBC guarantee.

The property comprises entrance hallway, ground floor WC, open plan lounge dining kitchen area, the kitchen having integrated appliances. to the first floor there are two bedrooms and family bathroom with the spacious master bedroom being on the second floor.

Outside there is off road parking for two vehicles and an enclosed easy maintenance rear garden.

Viewing is Highly Recommended

## Entrance Hallway

Entered into via composite front door with central heating radiator, stairs to the first floor and door leading into living space

## Open Plan Kitchen/ Lounge

22' Max x 12' 1" Max ( 6.71m Max x 3.68m Max )

The kitchen area is fitted with a modern range of wall, base and drawer units with complimentary work surfaces over, inset sink and drainer with mixer tap, integrated fridge freezer, integrated electric oven with gas hob and stainless steel cooker hood over, breakfast bar area, laminate flooring, central heating boiler, UPVC window to the front elevation and being open to the living space. The lounge area has French doors leading out to the rear garden, central heating radiator and laminate flooring.

## Cloaks/ W.C

Fitted with low level W.C, wash hand basin, laminate flooring and central heating radiator.

## First Floor Landing

Having stairs leading to the second floor and giving access to the bedrooms and bathroom.

## Bedroom Two

7' 9" x 10' 2" ( 2.36m x 3.10m )

Having two UPVC double glazed windows to the rear elevation and central heating radiator.

## Bedroom Three

.8' 8" x 12' 2" ( 2.64m x 3.71m )

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

## Bathroom

Fitted with a three piece suite comprising of panelled bath with an electric shower over, pedestal wash hand basin and low level W.C, tiled splashbacks and central heating radiator.

## Second Floor

## Master Bedroom

16' 2" Part restricted head height x 8' 11" Part restricted head height ( 4.93m Part restricted head height x 2.72m Part restricted head height )

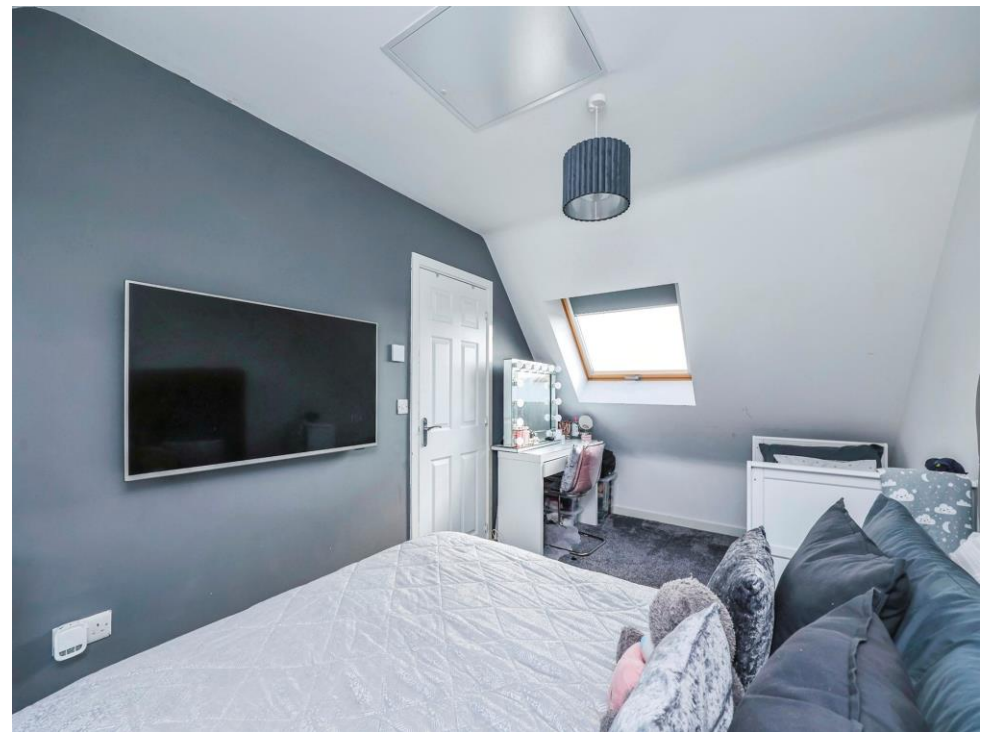
Having velux style windows to the front and rear elevations and central heating radiators.

## Outside

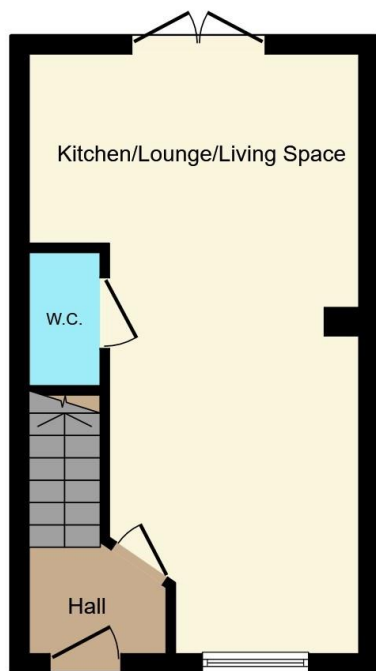
To the front of the property is a paved path with driveway providing off road parking for two vehicles.

The enclosed rear garden is laid with astro turf with decked seating area, paved path and garden shed.

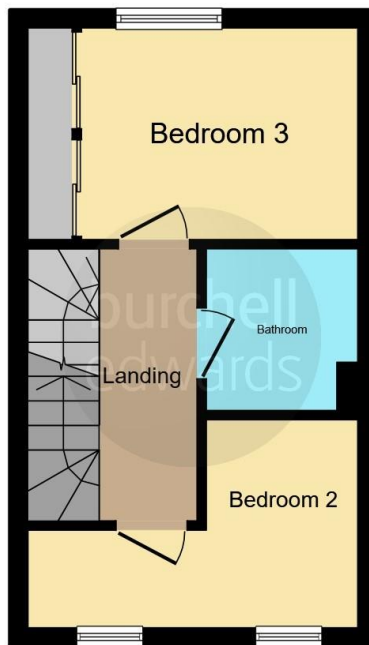




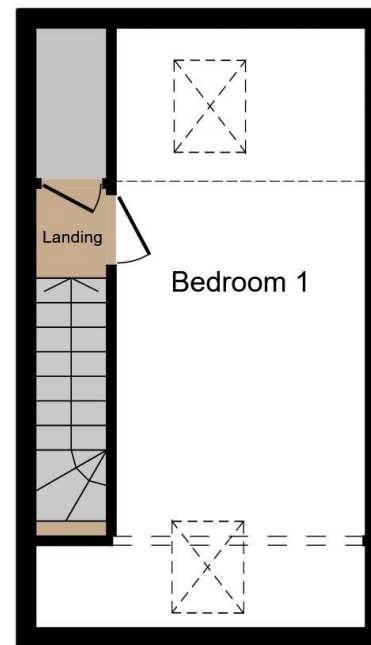




**Ground Floor**



**First Floor**



**Second Floor**

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**EPC Rating: B**

Tenure: Freehold

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Property Ref: HUK103699 - 0001