



Turner Grove  
Hucknall Nottingham



# Turner Grove Hucknall Nottingham NG15 6XE

for sale offers over  
**£200,000**



## 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 downstairs W.C.

## 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

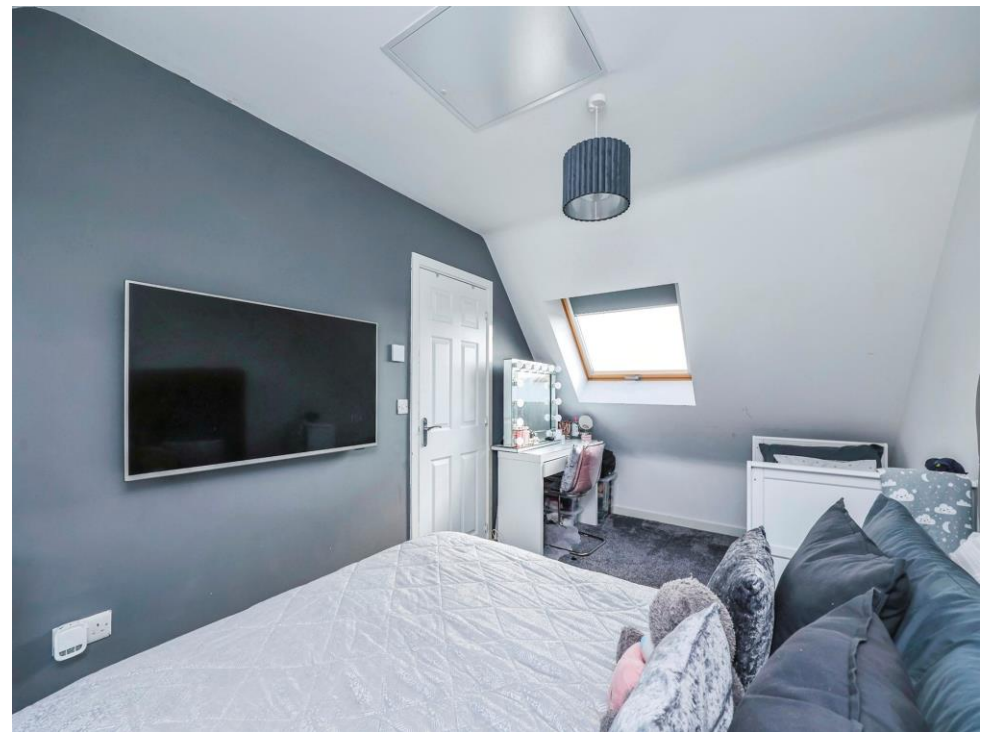
16' 2" Part restricted head height x 8' 11" Part restricted head height ( 4.93m Part restricted head height x 2.72m Part restricted head height )  
Having velux style windows to the front and rear elevations and central heating radiators.

## Outside

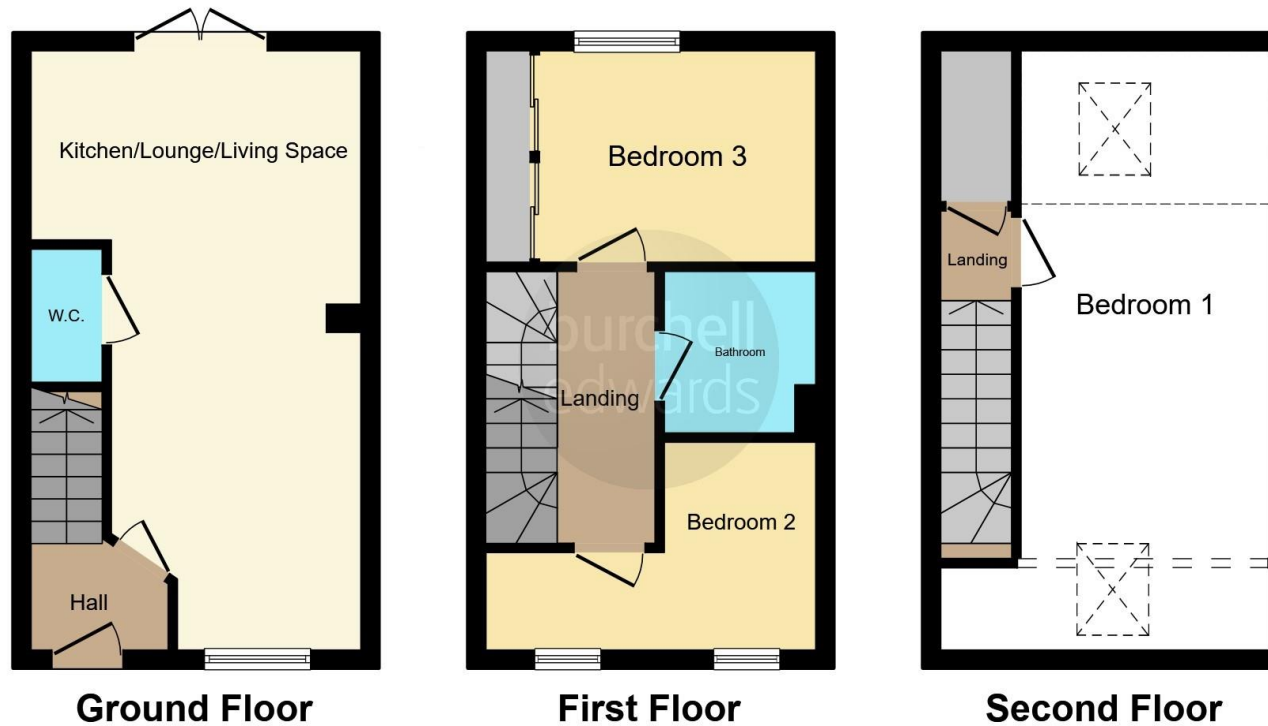
To the front of the property is a paved path with driveway providing off road parking for two vehicles.

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









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 0115 968 0528**  
**E [hucknall@burchelledwards.co.uk](mailto:hucknall@burchelledwards.co.uk)**

64 High Street Hucknall  
 NOTTINGHAM NG15 7AX

**EPC Rating: B**

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/HUK103699](http://burchelledwards.co.uk/Property/HUK103699)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HUK103699 - 0001