



Shepherd Street
Hucknall Nottingham



Shepherd Street Hucknall Nottingham NG15 6XB

for sale offers over
£260,000



Property Description

Do not miss this four bedroom semi detached property!

Benefitting from NEW BUILD WARRANTY!

The property briefly consists of entrance hallway with storage, downstairs WC, modern fitted kitchen and a spacious lounge diner with room for all the family. On the first floor there are three well proportioned bedrooms and family bathroom, and to the second floor is the master bedroom with ensuite shower room. To the exterior, the property benefits from a rear garden which is low maintenance with artificial grass and a tandem driveway to the side of the property benefitting from an electric car charge point.

Call 0115 968 0528 to arrange your viewing

Entrance Hallway

Accessed via composite front door leading into the hallway with a radiator, understairs storage and door off to:-

Lounge

10' 2" x 16' 7" (3.10m x 5.05m)
Having laminate flooring, a radiator, double glazed window to the rear elevation and double glazed French doors to the rear elevation.

Kitchen

9' 6" x 15' 4" (2.90m x 4.67m)
Having wall and base units with work surfaces over, inset sink and a half, wall mounted boiler, double glazed window to the front elevation, electric hob and electric oven with extractor hood, plumbing for washing machine and space for fridge freezer.

Downstairs W.C

Having a low level W.C and wash hand basin.

First Floor

Bedroom Two

9' 7" x 13' 5" (2.92m x 4.09m)
having double glazed window to the rear elevation and a radiator.

Bedroom Three

9' 7" x 12' 1" (2.92m x 3.68m)
Having double glazed window to the front elevation and a radiator.

Bedroom Four

10' 3" x 6' 8" (3.12m x 2.03m)
Having a double glazed to the rear elevation and a radiator.

Bathroom

Having double glazed obscured window to the front elevation, heated towel rail, pedestal wash hand basin, low level W.C, bath with electric shower over.

Second Floor

Bedroom One

Irregular Shaped Room 13' 1" x 20' 8" plus recess (3.99m x 6.30m)

Having double glazed window to the front elevation, velux window to the rear elevation, two radiators.

En Suite

8' 10" x 5' 9" (2.69m x 1.75m)

Having a heated towel rail, velux window to the rear elevation, mains fed shower, pedestal wash hand basin and low level W.C

Outside

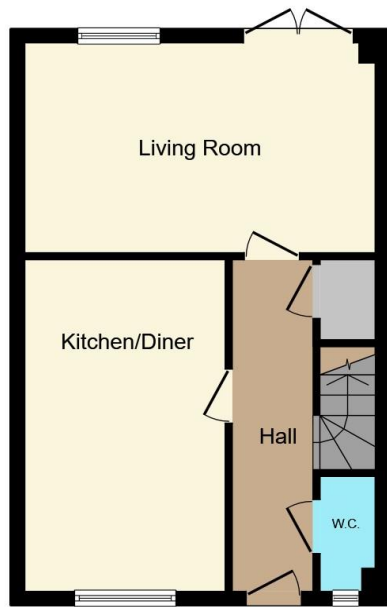
To the front of the property is a tarmacked drive providing off road parking with an electric charging point and a fore garden with artificial grass.

To the rear the garden is a decked area, artificial lawn section, a shed, outside power sockets and gated side access.

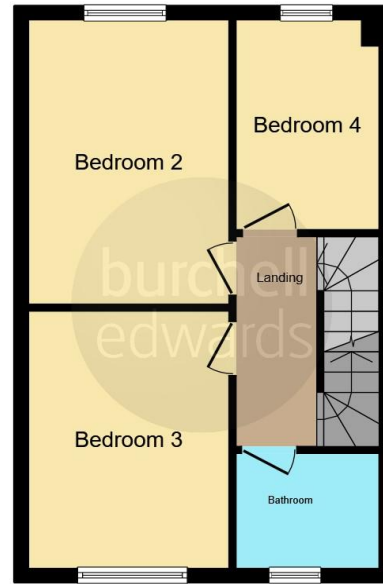








Ground Floor



First Floor



Second Floor

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

To view this property please contact Burchell Edwards on

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EPC Rating: B

Tenure: Freehold

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