



HOPKINS & DAINTY

ESTATE AGENTS



Jenkinson Gardens, Hartshorne, DE11 7GF

£349,950

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this beautifully presented and modern detached bungalow. Set on a small residential cul-de-sac of select properties, built in 2022 to a particularly high specification. With side driveway parking and a brick garage.

The beautifully appointed accommodation has been very well maintained by the current owner and still offers that show home feel. Accessed via an attractive wooden frame porch which leads to the main hallway. The focal point of this property is the large 25' open plan dining kitchen/lounge; offering a fantastic living space. The kitchen area is fitted with a comprehensive range of appliances and contemporary units and the lounge area has attractive wooden flooring and feature Bi-fold doors opening onto the garden.

There are two double bedrooms, both with fitted wardrobes and the master bedroom is also served with a stunning En-suite shower room. There is also a second bathroom with a stylish three piece suite.

The property has gas heating and double glazing, side driveway parking for two cars as well as the brick garage with a remote control electric door and a delightful enclosed lawn garden.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance Hall



Accessed via a double glazed entrance door with a double glazed side panel. With an attractive wooden floor, built in boiler cupboard housing the wall mounted gas boiler, a radiator and doors leading off.

Open Plan Living Kitchen 25'11" x 14'6" (7.92 x 4.42)



The focal point of this beautiful home has to be the large open plan lounge and dining kitchen. Offering an airy living space, with dual aspect windows and Bi-fold French doors opening onto the rear garden.

Kitchen/Dining Area



The kitchen/dining area is fitted with a contemporary range of base and wall units with worktops and an inset one and a quarter sink and drainer with a boiling water tap. There is a built-in AEG electric oven, five-ring induction hob and cooker hood; along with an integrated dishwasher, wine cooler, fridge, freezer and washing machine; which are all included in the sale.

This part of the room also has tiled flooring, a radiator, ceiling spotlights and a double-glazed side window.

Lounge Area



The spacious lounge area provides an ideal space for relaxing, with feature Bi-fold doors opening onto the garden and a further double-glazed side window providing natural lighting. There is an attractive wood floor, radiator and ceiling spotlights.

Master Bedroom 12'0" x 13'1" > 9'7" (includes wardrobes)
(3.67 x 4.00 > 2.93 (includes wardrobes))



Generous main bedroom with two sets of fitted floor to ceiling wardrobes; a radiator, ceiling spotlights, a double glazed front window and door to:

En-Suite Shower Room 7'3" x 5'4" (2.21 x 1.65)



With a stylish three piece suite comprising walk in shower, pedestal wash hand basin and WC. Tiled walls and flooring, a heated tower rail, ceiling spotlights, extractor vent and a double glazed rear window.

Bedroom 2 9'10" x 9'0" (+wardrobes) (3.02 x 2.75
(+wardrobes))



Second double bedroom with fitted floor to ceiling wardrobes, a radiator, ceiling spotlights, access to the loft space and a double glazed rear window.

Bathroom 8'7" xx 5'6" (2.63 xx 1.69)



Impressive three piece suite comprising bath with a shower attachment, wash hand basin and WC. Marble tiled walls and flooring, a heated towel rail, ceiling spotlights, extractor vent and a double glazed front window.

Frontage



To the front of the property there is a well maintained lawn with planted shrub borders and an attractive wooden frame porch. Gated side access at both sides of the property, to the rear garden.

Side Driveway Parking

Block paved driveway providing off road parking for two cars and access the garage.

Garage 19'4" x 9'6" max. (5.90 x 2.90 max.)

With an electric remote control roller door. Light and power connected, roof storage space and a double glazed door opening directly onto the rear garden.

Rear Garden



Delightful enclosed lawn and patio garden. With an outside tap, lighting and power point. Shrub borders and ferning to the boundary.

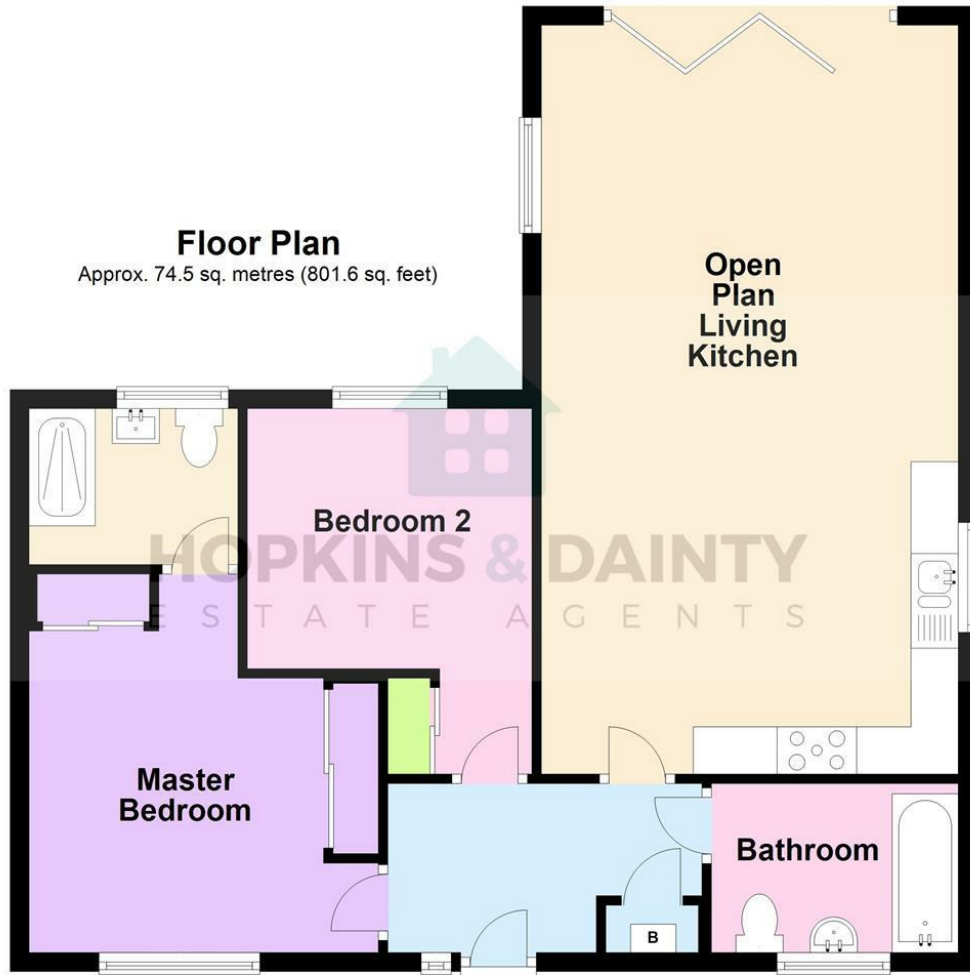
Service Charge

We understand that this property is subject to an annual service charge in the region of £120.00. We always

recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.



Floor Plan
Approx. 74.5 sq. metres (801.6 sq. feet)

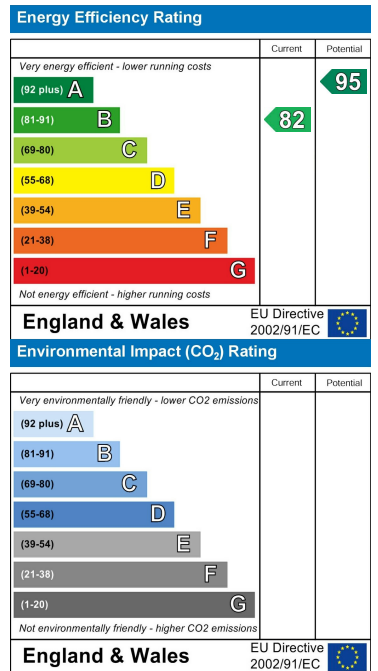
Total area: approx. 74.5 sq. metres (801.6 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.