



HOPKINS & DAINTY

ESTATE AGENTS



Karen Gardens, Nottingham, NG9 5DX

£299,995

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market, this individual and most appealing three bedroom detached home; with NO UPWARD CHAIN. Standing on a pleasant garden plot with front driveway parking. The property needs some updating and has been previously let, so may suit an investor buyer. It would also make a lovely family home, in this sought after residential location. Convenient for the A6005 providing onward travel into Nottingham and the nearby amenities in Chilwell and Beeston.

Comprising: front Kitchen, dual aspect Lounge, ground floor Shower Room, Utility and WC. On the first floor, there are Three Bedrooms. The property has Gas Central Heating and Double Glazing.

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.

Kitchen 10'2" x 10'1" (3.10 x 3.08)



Accessed via a double glazed entrance door. With a fitted range of base and wall units with worktops and an inset sink and drainer; with a mixer tap and tiled splash backs. There is a matching breakfast bar along with space for a cooker and further appliances. A radiator, double glazed front and side windows and access to:

Shower Room



Two piece suite comprising shower and pedestal wash hand basin. Tiled flooring, a heated towel rail, extractor vent and a double glazed rear window.

Walk In Pantry 4'5" x 3'10" (1.37 x 1.17)



With a fitted worktop and double glazed side window.

Inner Hall

With stairs rising to the first floor and access to:

Lounge/Diner 14'11" x 12'2" > 10'6" (4.57 x 3.73 > 3.22)



Dual aspect sitting room with double glazed front and rear windows. A built in storage cupboard, picture rail and radiator. Door to:

Rear Hall



With a double glazed rear entrance door opening onto the garden and the wall mounted gas boiler.

Utility 4'9" x 2'10" (1.45 x 0.88)



Fitted worktop with tiled splashbacks. A radiator, plumbing for a washing machine, double glazed side window and door to:

WC 4'9" x 2'9" (1.45 x 0.84)



Comprising WC with tiled splashbacks and a double glazed

side window.

First Floor Landing



Double glazed rear window and doors leading off.

Bedroom 1 14'11" x 10'2" (4.57 x 3.11)



Generous main bedroom with double glazed front and rear windows. A radiator and picture rail.

Bedroom 2 15'8" > 12'2" x 7'3" > 4'1" (4.78 > 3.71 x 2.21 > 1.27)



Second bedroom with a radiator and two double glazed front windows.

Bedroom 3 9'0" x 7'3" max. (2.76 x 2.23 max.)



With a radiator, double glazed rear window and access to the loft space.

Driveway



At the front of the property there is driveway parking and a

front garden, with access to the entrance door and fencing to the boundary. Side access to the rear garden.

Garden



Delightful lawn garden with fencing to the boundary.

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

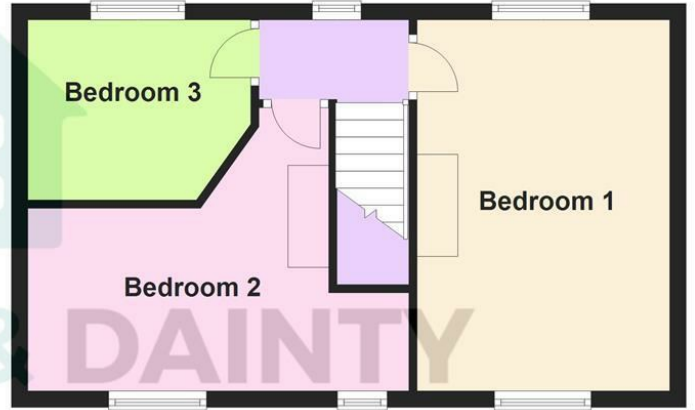
Ground Floor

Approx. 38.7 sq. metres (416.2 sq. feet)



First Floor

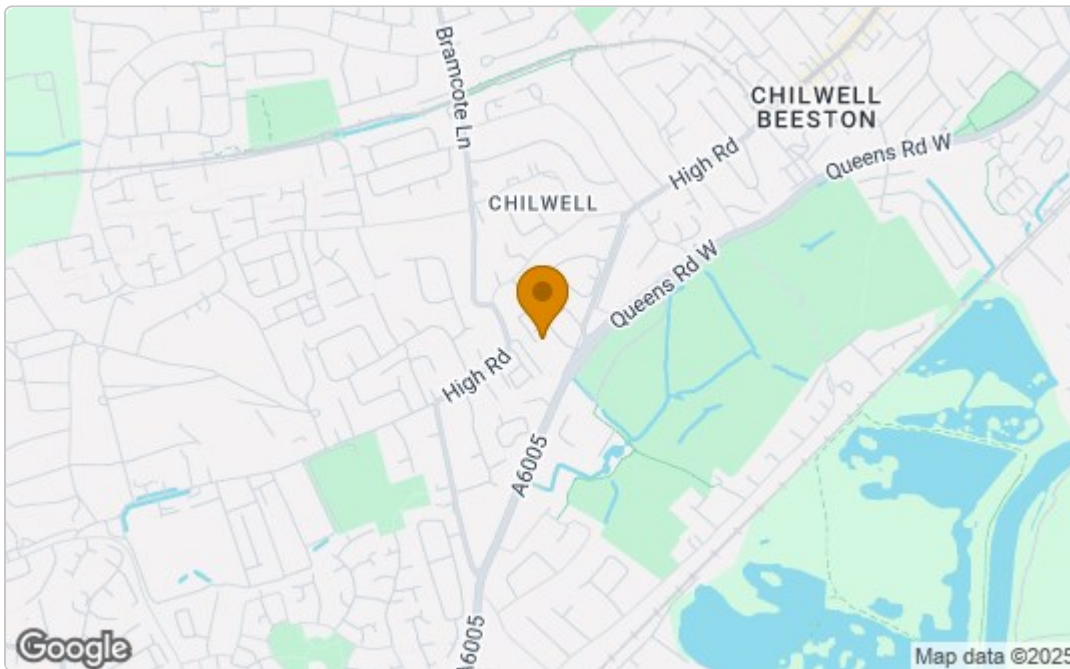
Approx. 35.8 sq. metres (385.7 sq. feet)



Total area: approx. 74.5 sq. metres (801.9 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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