



# HOPKINS & DAINTY

ESTATE AGENTS



**Rochester Walk, Nottingham, NG11 8LP**

**£215,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this stunning three bedroom home. Set in this established residential location, convenient for the Tramline, local amenities and access into Nottingham and the A453 which links to the M1 near East Midlands Airport.

The accommodation is accessed by a front entrance hall which leads to the open plan kitchen (with a range of integrated appliances) and lounge/dining room with French doors opening onto the rear garden. On the first floor, there are three good size bedrooms and a stylish bathroom with a four piece suite including a separate bath and shower. The property has gas central heating, double glazing, front driveway and a low maintenance rear garden with a brick storage shed.

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 laminate flooring, a radiator, ceiling spotlights, stairs rising to the first floor and doors leading off.

### Open Plan Kitchen/Living Room



Stunning open plan kitchen and living room.

### Kitchen Area 11'6" x 9'10" (3.51 x 3.00)



The kitchen area is fitted with a quality range of base and wall units with worktops, a breakfast bar and an inset sink

and drainer with a mixer tap. There is an integrated electric oven, microwave, induction hob and hood; along with a fridge/freezer, dishwasher and wine cooler. Double glazed rear window.

### Lounge Area 19'8" x 11'0" (6.00 x 3.36)



The lounge area has laminate flooring, a radiator, ceiling spotlights, a feature fireplace with an electric fire, double glazed French doors opening onto the garden and a double glazed front window.

### Utility Cupboard

Located off the hall is a useful storage cupboard with a double glazed side window and plumbing for a washing machine.

### First Floor Landing

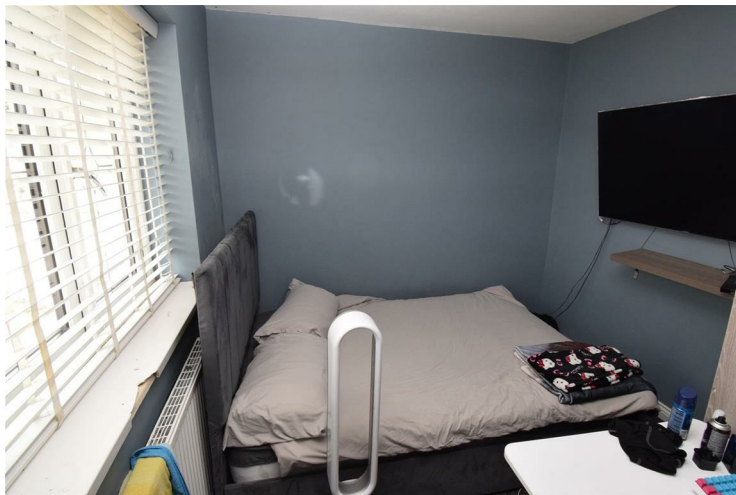
Built in airing cupboard housing the hot water cylinder. Access to the loft space via a pull down ladder. The loft is part boarded to provide storage space. Doors leading off.

**Bedroom 1 11'3" x 10'9" (+wardrobes) (3.43 x 3.28 (+wardrobes))**



Front double bedroom with a radiator, ceiling spotlights, double glazed front window and built in floor to ceiling wardrobes.

**Bedroom 2 13'9" x 8'7">5'6" (4.20 x 2.64>1.69)**



Rear double bedroom with a radiator and double glazed window.

**Bedroom 3 10'9" x 8'4" (3.28 x 2.56)**



Good sized third bedroom with a radiator and double glazed front window.

**Bath/Shower Room 6'6" x 8'6">5'6" (1.99 x 2.61>1.70)**



Stylish four piece suite comprising shower, bath, wash hand basin and WC. With tiled splashbacks and flooring, a heated towel rail, ceiling spotlights, an extractor vent and double glazed rear window.



### Front/Driveway



To the front of the property there is a block paved driveway providing off road parking. A shared side entry leads to the rear garden.

### Rear Garden



To the rear of the property there is a low maintenance enclosed garden. With decking and a covered seating area, fencing to the boundary and two brick storage sheds.

### Important Information

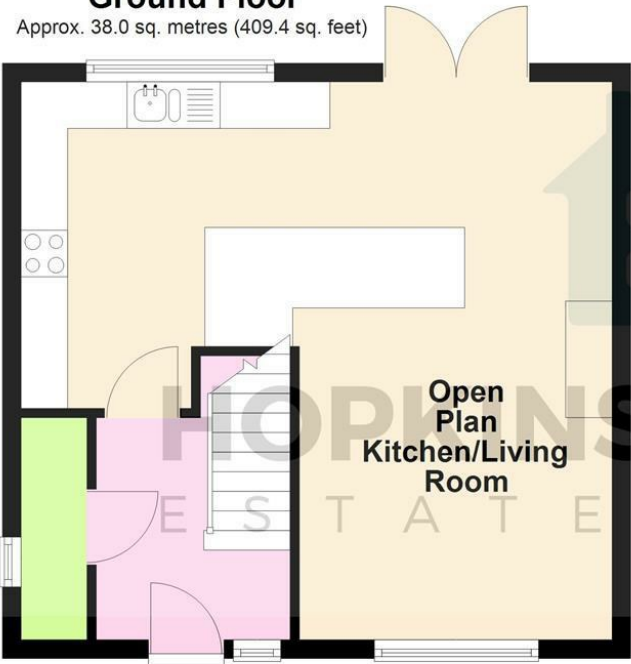
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any 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. 38.0 sq. metres (409.4 sq. feet)



First Floor

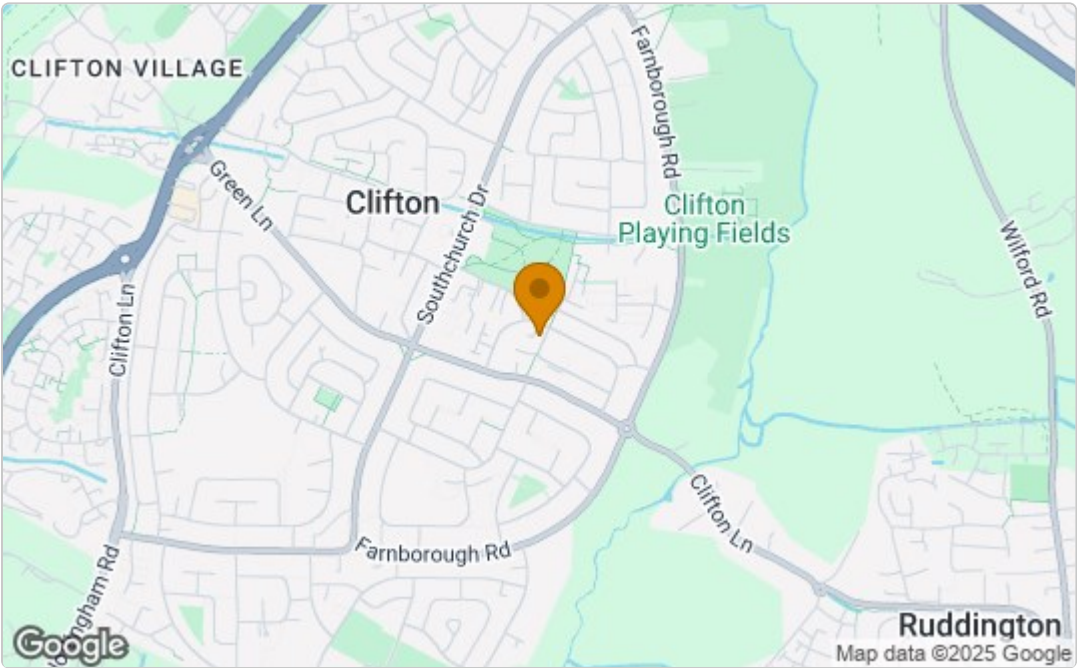
Approx. 42.4 sq. metres (456.7 sq. feet)



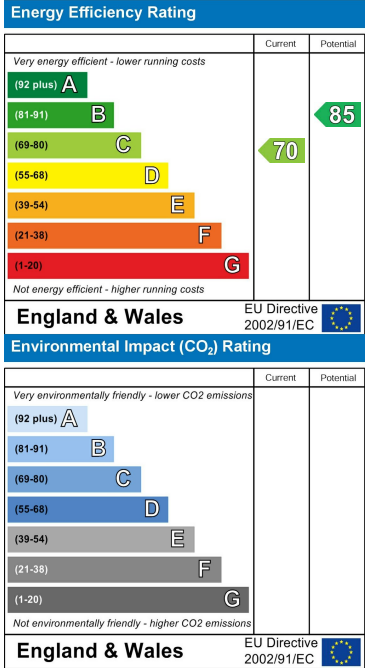
Total area: approx. 80.5 sq. metres (866.2 sq. feet)

COPYRIGHT OF HOPKINS & DAINTY ESTATE AGENTS  
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 firms employment has the authority to make or give any representation or warranty in respect of the property.