



Roberts Lane
Hucknall Nottingham



Roberts Lane Hucknall Nottingham NG15 6LW

for sale from
£350,000



Property Description

A rare opportunity has arisen to purchase a newly built detached bungalow. Being located on a small development of just four other bungalows, the properties have been designed for easy maintenance living one level and are wheelchair friendly.

Internally the properties have been finished to a high specification with modern fitted kitchens and bathrooms, flooring throughout, internal wooden doors and landscaping are also included.

In brief the properties offer a central entrance hallway, spacious open plan living dining kitchen with French doors leading out to the garden. There is also a utility room, two double bedrooms, the master having en-suite shower room and bathroom.

Also being cost effective, they also come with heat pump source central heating and solar panels.

Viewing is essential to fully appreciate the properties on offer - Call 0115 968 0528 to organise a visit to site and view internally.

Entrance Hallway

Entered into via composite front door, radiator and flooring with internal wooden doors giving access to all rooms

Living Dining Area

This bright and airy space has upvc double glazed French doors leading out to the garden with additional windows to the side and rear elevations, radiator and flooring and is open to the kitchen area

Kitchen

Fitted with a modern range of wall base and drawer units having complimentary work surface over, inset stainless steel sink and drainer with mixer tap, integrated electric oven and microwave, electric hob with extractor hood over, integrated fridge freezer, space and plumbing for dishwasher, central island with breakfast bar, upvc double glazed window and spotlights

Utility Room

Having matching wall and base units with work surface over, space and plumbing for washing machine and space for tumble dryer, flooring and rear access door leading to the garden

Bedroom One

Having upvc double glazed French doors leading out to the rear, flooring and door into en-suite

Ensuite Shower Room

Having walk in, mains fed shower with vanity wash hand basin and low level WC, tiled splashback, radiator, extractor and flooring

Bedroom Two

Having upvc double glazed window radiator and flooring

Bathroom

Fitted with a three piece suite comprising on panelled bath with mixer tap shower over, low level WC and vanity wash hand basin, radiator, tiled splashbacks, flooring, extractor fan and upvc double glazed obscured window

Outside

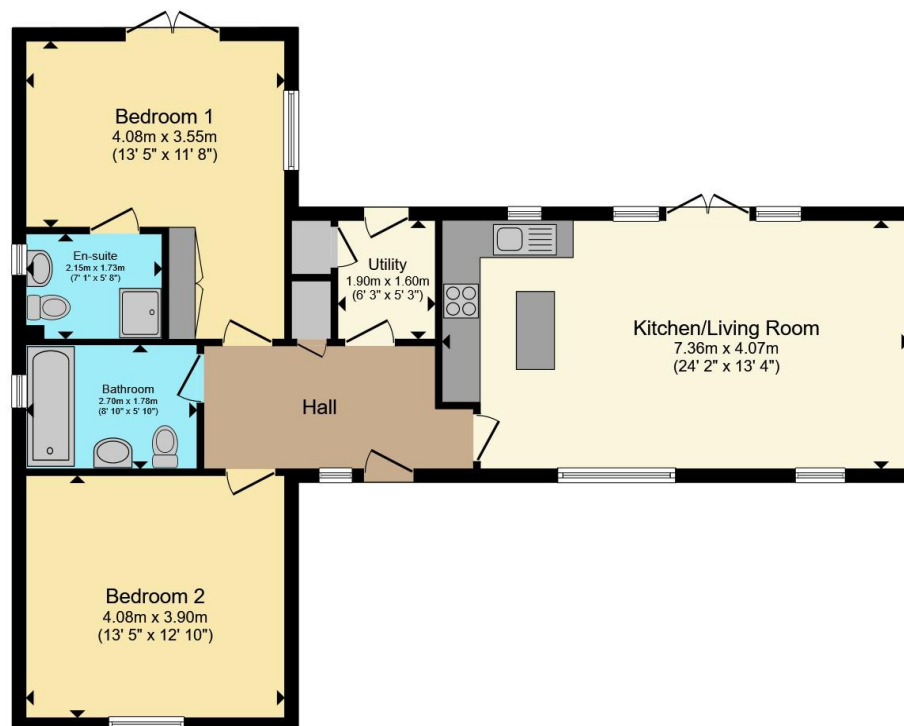
To the front of the property is a tarmac driveway providing off road parking with decorative and planted borders and lawn with side gate leading through to the rear. There is also outside lighting and power point.

The enclosed rear garden is mainly laid to lawn with paved patio area and fenced boundaries









Total floor area 83.7 m² (901 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

T 0115 968 0528
E hucknall@burchelledwards.co.uk

64 High Street Hucknall
 NOTTINGHAM NG15 7AX

EPC Rating: Exempt
 Council Tax Band: Deleted

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/HUK104451



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HUK104451 - 0001