



# HOPKINS & DAINTY

ESTATE AGENTS



## Simkin Walk, Nottingham, NG10 3SD

**£340,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this spacious and well presented three bedroom detached family home with a South facing rear garden. Set on this residential cul-de-sac near to the West Park Recreation Ground.

The accommodation comprises: entrance hallway with a guest WC. An impressive fitted kitchen with a range of integrated appliances and a full width (24') rear lounge/dining room with French doors opening onto the garden. On the first floor the landing provides access to three spacious bedrooms (the master bedroom having fitted wardrobes and an En-suite shower room); there is also a family bathroom with an over bath shower. The property also has gas central heating and double glazing; along with driveway parking, a garage and delightful rear garden.

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

### Entrance Hallway



Accessed via a double glazed entrance door. With a radiator, stairs rising to the first floor with a storage cupboard under and doors leading off.

### Kitchen 14'7" x 7'4" (4.45 x 2.26)



Fitted with an attractive range of base and wall units along and further floor to ceiling units. Worktops with an inset one and a quarter sink and drainer, mixer tap and tiled splashbacks. There is a built in double electric oven, five ring gas hob with a hood over and an integrated fridge/freezer, dishwasher and washing machine. Tiled flooring, a radiator, ceiling spotlights and double glazed front window. Opening to:

### Lounge/Dining Room 24'1" x 11'1" (7.35 x 3.39)



Spanning the full width of the property with double glazed French doors and a window opening onto the garden. Three radiators and coving to the ceiling.

### Guest WC



Two piece suite comprising WC and wash hand basin. With a radiator, ceiling spotlights and a double glazed front window.

### First Floor Landing



With a built in airing cupboard housing the hot water cylinder. Access to the loft space, decorative balustrade, a radiator, coving to the ceiling, double glazed front window and doors leading off.

### Master Bedroom 13'6" x 9'7" > 8'5" (4.13 x 2.93 > 2.57)



Measurements do not include the wardrobes.  
Rear master bedroom with a range of fitted floor to ceiling wardrobes; a radiator, double glazed rear window and door to:

### En-Suite Shower Room 8'3" x 3'10" (2.54 x 1.18)



Three piece suite comprising shower, wash hand basin and WC. With a heated towel rail, tiled splashbacks, spotlights, extractor vent and a double glazed side window.

### Bedroom 2 12'1" x 11'4" (3.70 x 3.46)



Good size second double bedroom, with a radiator and double glazed rear window.

### Bedroom 3 13'1" x 8'3" (3.99 x 2.53)



Spacious third bedroom with a radiator and double glazed front window.

### Bathroom 8'4" x 8'1" (2.56 x 2.48)



Three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Tiled splashbacks, a heated towel rail, spotlights, extractor vent and a double glazed front window.

### Front/Driveway

To the front of the property there is a double width driveway, providing off road parking for two cars. Access to the entrance door with a storm canopy over and gated side path leading to the rear garden.

### Garage 17'2" x 8'2" max. (5.25 x 2.50 max.)

With an up and over door, light and power connected and the wall mounted gas boiler.

### Rear Garden



Enclosed South facing rear lawn garden with outside lighting, a power point and mature planted borders with fencing to the boundary.

### Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

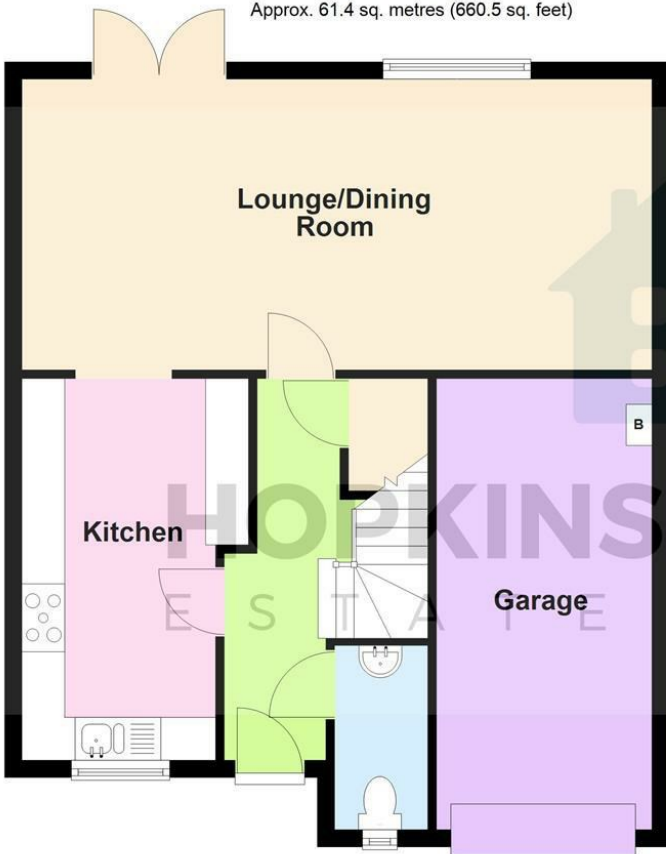
### Important Information

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.

**Ground Floor**

Approx. 61.4 sq. metres (660.5 sq. feet)



**First Floor**

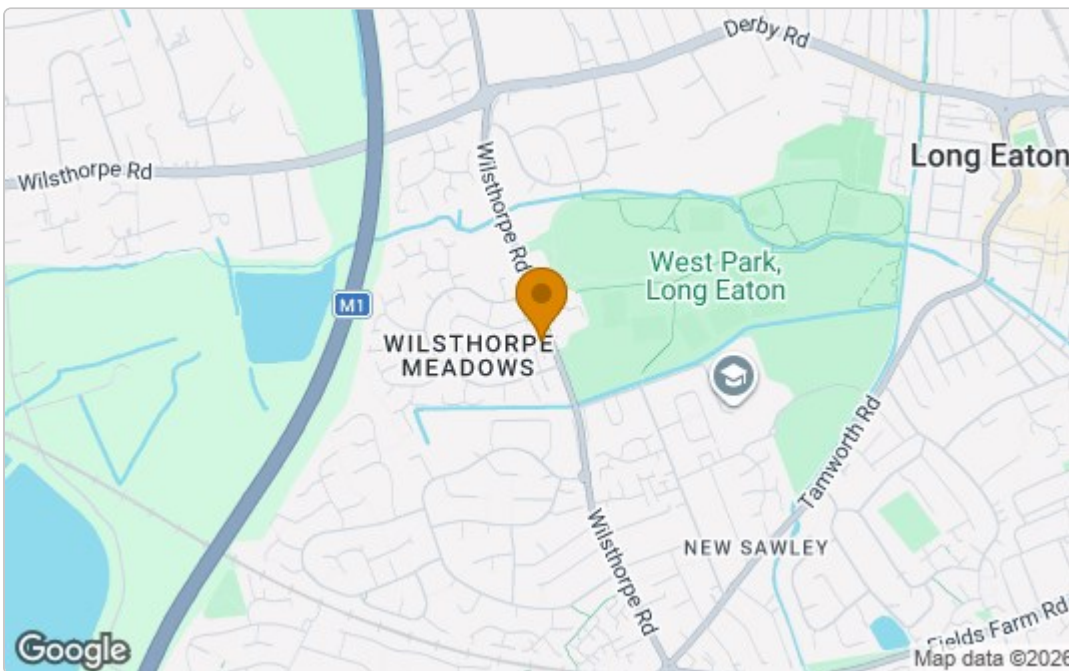
Approx. 58.0 sq. metres (624.5 sq. feet)



Total area: approx. 119.4 sq. metres (1284.9 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			
(81-91) B			
(69-80) C		78	82
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.