



**3 Torkard Court, Hucknall, Nottingham,  
Nottinghamshire NG15 6UJ**

**Offers Over £205,000**

Tel: 0115 9680268



- Modern Kitchen
- Modern Semi Detached House
- Three Bedrooms
- No Chain
- Conservatory
- Cloakroom
- Double Width Block Paved Driveway
- En Suite Shower Room

JMS Sales & Lettings are delighted to offer to the market this fantastic modern three bedroom semi detached house which is located on a quiet residential cul-de-sac of Torkard Court which is charming small development of homes of similar calibre. Not only is this property spacious and neutrally presented perfect to move straight and enjoy but the location is also a true selling point boasting excellent transport links, close by to well regarded primary and secondary schools.

This property is offered to the market with the advantage of no upward chain and a viewing is essential to appreciate what we have on offer.

The accommodation comprises an entrance hall with access into a downstairs WC, breakfast kitchen, spacious living room with two sets of double glazed patio doors opening into the conservatory. To the first floor landing there are three bedrooms including a master bedroom with en suite shower room and a separate family bathroom with a modern three piece suite in white.

Externally, the property stands on a lovely quiet cul-de-sac as you approach the property itself you will be greeted by a block paved driveway which provides off road parking for a couple of cars. There is also a handy integrated storage cupboard with secure door and a side access gate leading onto the private rear garden which is majority laid to lawn.

AN OBSCURE DOUBLE GLAZED UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH INTO THE

#### **ENTRANCE HALL**

A naturally light central entrance hall with a ceiling light point, radiator, access into the living room, breakfast kitchen and downstairs WC and stairs providing access to the first floor landing.

#### **KITCHEN**

w: 2.67m x l: 3.52m (w: 8' 9" x l: 11' 7")

A tasteful and modern breakfast kitchen utilising the space perfectly with a range of wall cupboards, base units and drawers with working surfaces over. With a range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap. Integrated oven, four ring gas hob with complete with integrated oven, four ring gas hob with concealed extractor hood over. There is also space for a fridge freezer, plumbing for a washing machine. There is also a radiator, ceiling spotlights, tiled floor, breakfast bar and a double glazed window to the front elevation.

#### **LIVING ROOM**

w: 4.9m x l: 3.83m (w: 16' 1" x l: 12' 7")

A spacious living room, having a ceiling light point, radiator, two sets of double glazed patio doors opening into the conservatory and access into the additional storage space under the stairs.

#### **CONSERVATORY**

w: 3.97m x l: 2.49m (w: 13' x l: 8' 2")

An excellent conservatory space, with full height brick wall to one of the side elevations, underfloor heating, lighting and double glazed patio doors opening onto the rear garden.

#### **FIRST FLOOR LANDING**

With a ceiling light point, storage cupboard housing the water cylinder, loft hatch and a double glazed window to the side elevation.

#### **BEDROOM ONE**

w: 2.82m x l: 2.79m (w: 9' 3" x l: 9' 2")

A master bedroom with fitted wardrobes with hanging rails and shelving. There is also a radiator, ceiling light point and a double glazed window to the front elevation.

#### **EN-SUITE SHOWER ROOM**

w: 1.47m x l: 1.3m (w: 4' 10" x l: 4' 3")

With a three piece suite comprising a shower enclosure with wall mounted internally plumbed shower, wash hand basin with chrome mixer tap and a Low flush WC. There is also a radiator, ceiling light point, tiled walls, tiled floor and an extractor fan.

### **BEDROOM TWO**

w: 2.96m x l: 2.79m (w: 9' 9" x l: 9' 2")

A second double bedroom with a feature Velux window to the rear elevation. There is also a radiator and a ceiling light point.

### **BEDROOM THREE**

w: 2.06m x l: 2.55m (w: 6' 9" x l: 8' 4")

A third bedroom which could also be perfect for a working from home office space with a radiator, ceiling light point and a double glazed window to the front elevation.

### **BATHROOM**

w: 1.83m x l: 2.04m (w: 6' x l: 6' 8")

A family bathroom having a three piece suite comprising a panelled bath with shower over, wash hand basin and a Low flush WC. There is also a heated towel rail, ceiling light point and an obscure double glazed window to the rear elevation.

### **OUTSIDE**

Externally, the property stands on a lovely quiet cul-de-sac as you approach the property itself you will be greeted by a block paved driveway which provides off road parking for a couple of cars. There is also a handy integrated storage cupboard with secure door and a side access gate leading onto the private rear garden which is majority laid to lawn.

### **VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director Ben Pycroft on our office number 0115 9680 268.

### **TENURE**

The property is being sold as a freehold. With vacant possession on completion.

### **MORTGAGE ADVICE**

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advise when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

### **FIXTURES & FITTINGS**

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding and fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.







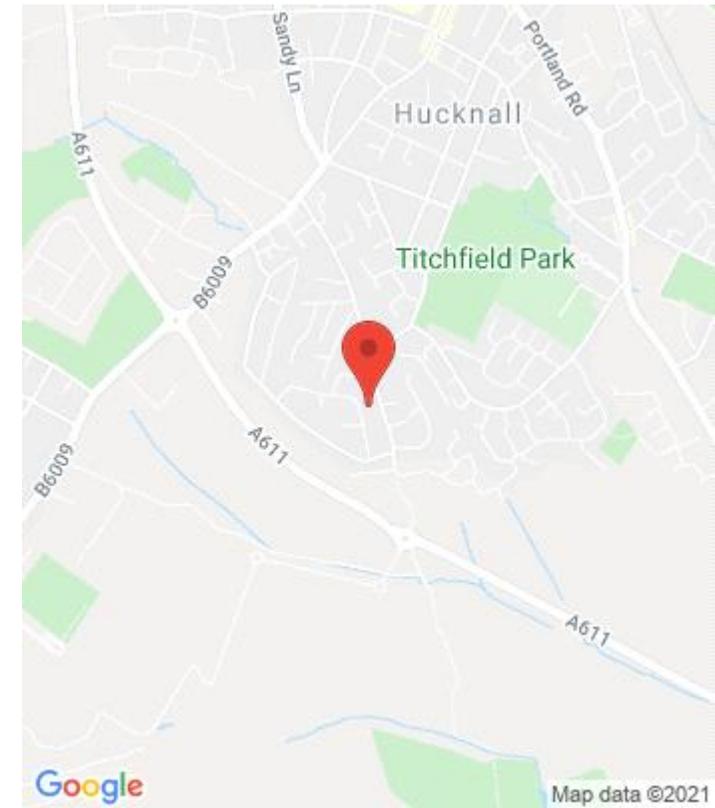
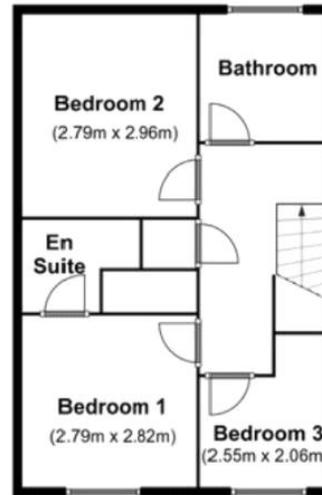




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Torkard Court, Hucknall



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	74	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
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