

Webb Street Newstead

£925



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www.jmssalesandlettings.co.uk

32 High Street, Hucknall, Nottinghamshire, NG15 7HD

This four bedroom house would make a perfect family home. It offers an abundance of light and space throughout and is beautifully presented. This property is a stones throw away from the train station and countryside.

To the ground floor there is a hallway, w/c with wash hand basin, fully fitted modern kitchen with white high gloss units, oak effect laminate worktops, tiled splashbacks and laminate flooring. Electric Oven and Gas Hob.

Off the hallway is a large spacious light lounge with feature fireplace and gas fire. Off the lounge there is storage cupboard and leads to a large conservatory with heating.

The first floor has a family bathroom with white suite and shower, Two Double Bedrooms and a large Single Bedroom.

Third floor has the large master bedroom which features a velux window for extra light. Lots of storage space.

Outside of the property is a rear enclosed garden with grassed and decking areas ideal for the children to play in or a relaxing evening.

The front of the property has a garage and driveway and is situation in a quiet cul-de-sac location.

The property has double glazing and Central Heating

This property will not be on the market long, would recommend early viewing

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) 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	
	74		75
	86		76
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	
<small>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.</small>		<small>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂)</small>	

Viewing by appointment only



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