

Bestwood Village

£850



01 158 680268

www.jmssalesandlettings.co.uk

32 High Street, Hucknall, Nottinghamshire, NG15 7HD

A stunning beautiful three double bedroom semi detached house on the outskirts of Papplewick/Bestwood Village a great location

This house has it all – Large spacious lounge with wooden floor, feature fireplace, windows to the front and rear of the room giving it lots of light.

The fully fitted kitchen/dining room/family room is great for entertaining or gatherings for families. Large french doors lead into a stunning low maintenance garden with several seating areas, patios, shingle/stone area with several mature fruit trees, mature shrubs and flowerbeds. The garden is a sanctuary to sit in and relax.

There is also a utility room to the rear of the property off the kitchen keeping those appliances away from the kitchen with lots of storage space.

The family bathroom is on the ground floor modern fixtures and fixings, tiled floor to ceiling in grey with matching vanity sink unit, toilet, bath and shower with towel rail.

The first floor has three double bedrooms, the master bedroom has an en-suite which is tastefully decorated in grey tiles and matching vanity unit and shower enclosure.

To the front of the property has a block paved driveway suitable for three cars.

The front of the property has stunning views and is only a short walk away to Mill Lakes and the tram station.

The property comes with solar panels making the utility bills very reasonable,

The property has had a new boiler fitted, security lights, alarm, outside tap, cctv

Blinds are fitted to all windows.

This would make a beautiful home which will not be on the market for long

One dog permitted only



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	
81	86	83	85
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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