



**273 Watnall Road, Hucknall, Nottingham,
Nottinghamshire NG15 6EX**

£375,000

Tel: 0115 9680268



- Traditional Detached House
- Block Paved Drive & Garage
- Large Private Rear Garden
- Viewing Essential To Appreciate
- Master With En Suite
- High Quality Full Renovation
- Three Double Bedrooms
- 38ft Vaulted Ceiling Living Kitchen

A glorious and extensively spacious three double bedroom traditional detached house that perfectly balances traditional living with a stylish modern and timeless edge. Since our vendors purchase of this property, they have left no stone unturned whilst carrying out a high quality renovation, with the finer details of quality being apparent throughout. They have also increased the floor area incredibly with a large vaulted ceiling to the rear which has created a spectacular 38ft open plan living kitchen and a full conversion of the former attic space which is now an unbelievable 18ft master with stunning en suite shower room.

The internal accommodation comprises a wide central entrance hall with contemporary staircase, initial lounge, walk through adjoined dining & sitting area which opens into the staggering extended 38ft open plan living kitchen with stunning fittings and a vaulted ceiling with Velux windows which will be sure to give you an entertaining space which will be the envy of all. To the first floor landing there are the first two double bedrooms and a neutral family bathroom. Finally, to the second floor there is an excellent large master bedroom with large double glazed bi-folding doors with far reaching views and a wonderful en suite shower room with walk in shower.

Externally, this property stands on a large yet manageable plot having an initial low level walled frontage with open plan access onto a rumbled edged block paved driveway that runs in front and adjacent to the property itself with double gates to the side which open toward the detached garage. To the rear of the property there is a large well balanced established garden with an initial patio sitting area, lawned gardens and an array of mature and established plants and shrubs which helps to create a perfectly private garden for all the family to enjoy.

A CONTEMPORAY COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

w: 4.98m x l: 2.01m (w: 16' 4" x l: 6' 7")

A fitting entrance to a property that is nothing short of magnificent. With a radiator, ceiling spotlights, double glazed window to the side elevation, contemporary natural wood feature staircase with inset glass panelling and an understairs storage cupboard.

LOUNGE

w: 3.76m x l: 3.71m (w: 12' 4" x l: 12' 2")

A separate cosy yet well proportioned lounge with a radiator, ceiling light point and a double glazed window to the front elevation.

ADJOINED DINING & SITTING AREA

w: 5.64m x l: 2.97m (w: 18' 6" x l: 9' 9")

A charming walk through dining and sitting area which was formally the original kitchen and rear reception which has a bespoke U shaped fitted dining seating area with space for a large dining table in the middle. There is also a radiator, ceiling light point and an open plan walk through access into the:

OPEN PLAN LIVING KITCHEN

w: 9.6m x l: 4.78m (w: 31' 6" x l: 15' 8")

A staggering premium grade open plan living kitchen. This magnificent extended open plan room spans across the full width of the property extending to 38ft of flexible family living space. There is a large kitchen area benefitting from a stylish range of high gloss wall cupboards, base units and drawers with working surfaces over. Including a large central island with matching units. There is an inset sink with drainer and chrome mixer tap. A full host of integrated appliances including: Integrated Baumatic oven with warming drawer, four ring induction hob with extractor hood over, full height 50/50 fridge/freezer, dishwasher and wine cooler.

The room also benefits from a large living area, vaulted ceiling with five double glazed Velux windows, radiators, array of ceiling spotlights, double glazed convenience door to the side elevation and double glazed aluminium bi-folding doors opening up allowing this magnificent living space to continue onto the wonderful private rear garden.

UTILITY & DOWNSTAIRS WC

A handy and well utilised space off the kitchen which doubles up as both a downstairs WC and a utility room. There is a Low flush WC, wash hand basin, handy storage space, radiator, ceiling light point, plumbing for a washing machine and a double glazed window to the side elevation.

FIRST FLOOR LANDING

w: 4.78m x l: 2.01m (w: 15' 8" x l: 6' 7")

A well proportioned first floor landing again enjoying that contemporary natural wooden banister with glass inset panels, ceiling light point, double glazed window to the front elevation and the stairs rising to the second floor landing.

BEDROOM TWO

w: 3.78m x l: 3.71m (w: 12' 5" x l: 12' 2")

The first of two spacious double bedrooms to the first floor 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.

BEDROOM THREE

w: 3.51m x l: 2.97m (w: 11' 6" x l: 9' 9")

A third double bedroom again benefitting from fitted wardrobes with hanging rails and shelving. There is also a radiator, ceiling light point and a double glazed window to the rear elevation.

SECOND FLOOR LANDING

With a continuation of the modern staircase, ceiling light point and an oak internal door opening into the:

MASTER BEDROOM

w: 5.56m x l: 4.47m (w: 18' 3" x l: 14' 8")

A spectacular master bedroom in the former attic space which has been converted perfectly into a magnificent 18ft master with fitted wardrobes, ceiling spotlights, radiator and two ultra wide bi-folding doors opening onto a glass Juliette balcony with far reaching views to the rear.

EN-SUITE SHOWER ROOM

w: 2.77m x l: 1.7m (w: 9' 1" x l: 5' 7")

A wonderful & modern en suite shower room with a three piece suite comprising a double width walk in shower with inset internally plumbed shower, wall hung wash hand basin with chrome mixer tap and high gloss storage drawers beneath and a Low flush WC. There is also a chrome heated towel rail, ceiling spotlights, extractor fan and an opaque double glazed window to the rear elevation.

FAMILY BATHROOM

w: 2.24m x l: 1.93m (w: 7' 4" x l: 6' 4")

A neutral family bathroom with a three piece suite comprising a panelled bath with wall mounted internally plumbed shower over, wash hand basin with chrome mixer tap and a Low flush WC. There is also a heated towel rail, ceiling light point, majority tiled walls and an obscure double glazed window to the side elevation.

OUTSIDE

Externally, this property stands on a large yet manageable plot having an initial low level walled frontage with open plan access onto a rumbled edged block paved driveway that runs in front and adjacent to the property itself with double gates to the side which open up toward the detached garage. To the rear of the property there is a large well balanced established garden with an initial patio sitting area, lawned gardens and an array of mature and established plants and shrubs which helps to create a perfectly private garden for all the family to enjoy.

GARAGE

w: 4.8m x l: 2.49m (w: 15' 9" x l: 8' 2")

With up and over door, power lighting and a separate rear access door.

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 968 0268.

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 advice 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.









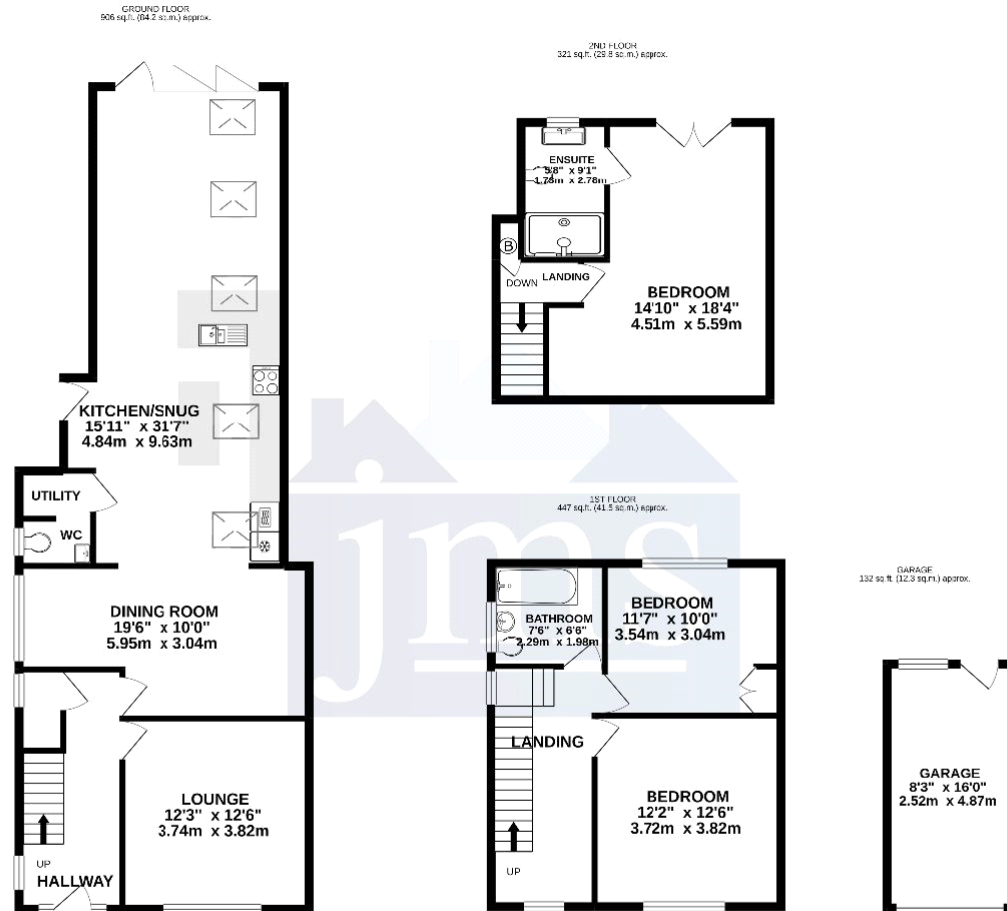












TOTAL FLOOR AREA : 1806 sq.ft. (167.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 66 | 79 |
| (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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