



**18 Watnall Road, Hucknall, Nottingham,  
Nottinghamshire NG15 7LE**

**£189,950**

Tel: 0115 9680268



- Four Bedrooms
- No Upward Chain
- Viewing Essential To Appreciate
- Private Garden & Off Road Parking
- Three Spacious Floors
- Sleek Shower Room
- Modern Open Plan Dining Kitchen
- Convenient Town Centre Location

An immaculately maintained, simply fantastic, cosy yet incredibly spacious four bedroom family home offering two spacious reception rooms including a 24ft open plan dining kitchen, sleek & stylish recently upgraded shower room and incredibly convenient location just a stones throw from all the handy local amenities and the huge added benefit of off road parking, which is rare this close to the high street.

The spacious accommodation comprises, two ground floor reception rooms including a cosy yet well proportioned lounge and a magnificent open plan dining kitchen fitted with a neutral and modern kitchen. There is a handy well placed cellar offering potential for conversion should even more space be needed. To the first floor landing there are the first two of the four bedrooms and a modern sleek & stylish shower room. To the second floor and completing the internal accommodation is a further two well proportioned bedrooms.

Externally, the property stands proudly in an elevated position which shelters it from the main Watnall Road extremely well. It is located in an ultra convenient location just off of the main high street which gives host to an array of handy amenities. To the rear of the property there is a low maintenance private decked garden with secure fencing to all sides and a further huge bonus to the rear of the property being located at the end of a private drive which offers an off road parking space which so many in such a convenient location do not benefit from.

### **LOUNGE**

w: 3.58m x l: 3.56m (w: 11' 9" x l: 11' 8")

A fine, spacious yet cosy initial reception room to set the initial tone for the property having a feature fireplace with inset opening and chunky wooden mantle. There is also a radiator, ceiling light point, coving to ceiling, double glazed window and door to the front elevation and internal door opening into the second reception room.

### **OPEN PLAN DINING KITCHEN**

w: 7.72m x l: 3.56m (w: 25' 4" x l: 11' 8")

A fantastically sized open plan dining kitchen which has been opened into the extended kitchen area making it a fabulous versatile room for all the family. Having a fully fitted shaker style kitchen area with wall cupboards, base units and drawers with working surfaces over, inset stainless steel sink with drainer and mixer tap, integrated oven, four ring gas hob with wall mounted extractor hood over, plumbing for a washing machine and dishwasher and space for a free standing fridge freezer. There is also a spacious dining area/living area with access door into the cellar which offers up possibility for conversion. There is also an access door to the stairs and double glazed windows and door opening onto the private rear garden.

### **CELLAR**

A well proportioned cellar with power and lighting. There is also a window and does offer excellent potential to be converted into a handy additional room should anyone wish to do so.

### **FIRST FLOOR LANDING**

w: 3.56m x l: 1.85m (w: 11' 8" x l: 6' 1")

With a ceiling light point and stairs rising to the second floor landing.

### **BEDROOM ONE**

w: 3.58m x l: 3.56m (w: 11' 9" x l: 11' 8")

A spacious master bedroom with a radiator, ceiling light point and double glazed window to the front elevation.

### **BEDROOM FOUR**

w: 2.67m x l: 1.96m (w: 8' 9" x l: 6' 5")

A fourth bedroom with a radiator, ceiling light point and double glazed window to the rear elevation.



### **SHOWER ROOM**

w: 2.59m x l: 1.42m (w: 8' 6" x l: 4' 8")

A beautifully appointed, sleek & stylish shower room having a double width shower enclosure with wall mounted internally plumbed chrome drencher shower, wash hand basin with inset high gloss storage beneath and chrome mixer tap and a low flush WC. There is also a contemporary matte anthracite heated towel radiator, sensor LED ceiling spotlights, high gloss storage cupboard housing the boiler and an extractor fan.

### **SECOND FLOOR LANDING**

A second floor landing area which splits the second and third bedrooms.

### **BEDROOM TWO**

w: 3.56m x l: 3.23m (w: 11' 8" x l: 10' 7")

A second generously proportioned bedroom with a radiator, ceiling light point and double glazed window to the front elevation.

### **BEDROOM THREE**

w: 3.2m x l: 2.77m (w: 10' 6" x l: 9' 1")

A further with a radiator, ceiling light point and double glazed window to the rear elevation.

### **OUTSIDE**

Externally, the property stands proudly in an elevated position which shelters it from the main Watnall Road extremely well. It is located in an ultra convenient location just off of the main high street which gives host to an array of handy amenities. To the rear of the property there is a low maintenance private decked garden with secure fencing to all sides and a further huge bonus to the rear of the property being located at the end of a private drive which offers an off road parking space which so many in such a convenient location do not benefit from.

### **VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by 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. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

### **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 mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any 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.































Viewing by appointment only  
JMS Sales & Lettings  
32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD  
Tel: 0115 9680268 Email: [enquiries@jmslettings.co.uk](mailto:enquiries@jmslettings.co.uk) Website: [www.jmslettings.co.uk](http://www.jmslettings.co.uk)

