



**7 Robin Bailey Way, Hucknall, Nottingham,
Nottinghamshire NG15 7UP**

£265,000

Tel: 0115 9680268



- Spacious Three Storey Accommodation
- Driveway & Garage
- Beautiful Landscaped Rear Garden
- Three Double Bedrooms
- No Upward Chain
- Detached Family Home

A modern, three bedroom detached house with a truly spacious internal layout. The property itself boasts three, well utilised floors, all presented in an easy on the eye neutral fashion and harnesses flexible, modern family living perfectly. The property stands proudly within a popular development which also comes within walking distance to a well serviced tram, train and bus routes which easily connects you to Nottingham City centre and a whole host of excellent amenities.

The accommodation comprises an entrance hallway, downstairs WC and a living kitchen with open plan access into a handy utility room. To the first floor there is a spacious living room, a double bedroom and a family bathroom. Finally to the second floor there is a master bedroom with an en suite and a generously proportioned second bedroom.

Externally, the property itself stands in a pleasant position on a popular and established residential development with a split frontage of a front lawn and driveway with an integral garage. To the rear of the property there is a generous sized rear garden which is landscaped and again immaculately maintained with space for all the family to enjoy with a well kept lawn, decked sitting area, paved patio area with wooden pergola and has securely fenced boundaries to all sides.

ENTRANCE HALL

w: 1.88m x l: 1.37m (w: 6' 2" x l: 4' 6")

An entrance hall with a radiator, ceiling light point and stairs rising to the first floor landing.

SEPARATE WC

w: 1.68m x l: 0.94m (w: 5' 6" x l: 3' 1")

With a low flush WC, wash hand basin, ceiling light point and extractor fan.

OPEN PLAN LIVING KITCHEN

w: 5m x l: 3.38m (w: 16' 5" x l: 11' 1")

A spacious open plan living kitchen which offers plenty of room for a sitting area and dining area incorporated within this lovely light and airy reception room. Being fitted with a range of wall cupboards, base units and drawers with working surfaces over. Inset wash hand basin with drainer and mixer tap. Integrated oven, four ring gas hob with wall mounted stainless steel extractor hood over, Integrated dishwasher and an integrated fridge/freezer, double glazed windows to both the front and rear elevations and access into the:

UTILITY

w: 1.91m x l: 1.7m (w: 6' 3" x l: 5' 7")

With base units with working surfaces over. Inset sink with drainer. There is also plumbing for a washing machine, wall mounted boiler, ceiling lighting and an obscure double glazed door opening into the rear garden.

FIRST FLOOR LANDING

w: 4.75m x l: 3.12m (w: 15' 7" x l: 10' 3")

With feature fitted display shelving, ceiling light point, double glazed window to the rear elevation and stairs rising to the second floor landing.

LIVING ROOM

w: 5.03m x l: 3.38m (w: 16' 6" x l: 11' 1")

A spacious dual aspect living room with double glazed window to the rear and Juliette balcony to the front elevation. There is also a radiator and ceiling lighting.

BEDROOM THREE

w: 3.66m x l: 2.84m (w: 12' x l: 9' 4")

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

FAMILY BATHROOM

w: 1.98m x l: 1.68m (w: 6' 6" x l: 5' 6")

With a three piece suite comprising a panelled bath with mixer tap and shower handset over, wash hand basin with mixer tap and a Low flush WC. There is also a radiator, ceiling light point, part tiled walls, extractor fan and an obscure double glazed window to the rear elevation.

SECOND FLOOR LANDING

w: 3.73m x l: 1.35m (w: 12' 3" x l: 4' 5")

With airing cupboard housing a pressurised hot water system and ceiling light point.

MASTER BEDROOM

w: 5.03m x l: 3.43m (w: 16' 6" x l: 11' 3")

A large master bedroom with fitted wardrobes benefiting from hanging rails and shelving. There is also a radiator, ceiling light point and a double glazed windows to the front & rear elevations.

EN-SUITE

w: 3.35m x l: 0.84m (w: 11' x l: 2' 9")

An en suite shower room with a three piece suite comprising a shower enclosure with wall mounted shower, wash hand basin with chrome mixer tap and storage beneath and a Low flush WC. There is also a radiator, ceiling light point and an extractor fan.

BEDROOM TWO

w: 3.78m x l: 2.92m (w: 12' 5" x l: 9' 7")

A second double bedroom with a large internally built wardrobe, radiator, ceiling light point and a double glazed window to the front elevation.

OUTSIDE

Externally, the property itself stands in a pleasant position on a popular and established residential development with a split frontage of a front lawn and driveway with an integral garage. To the rear of the property there is a generous sized rear garden which is landscaped and again immaculately maintained with space for all the family to enjoy with a well kept lawn, decked sitting area, paved patio area with wooden pergola and has securely fenced boundaries to all sides.

GARAGE

With doors opening to both the front and rear with internal power and lighting.

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.

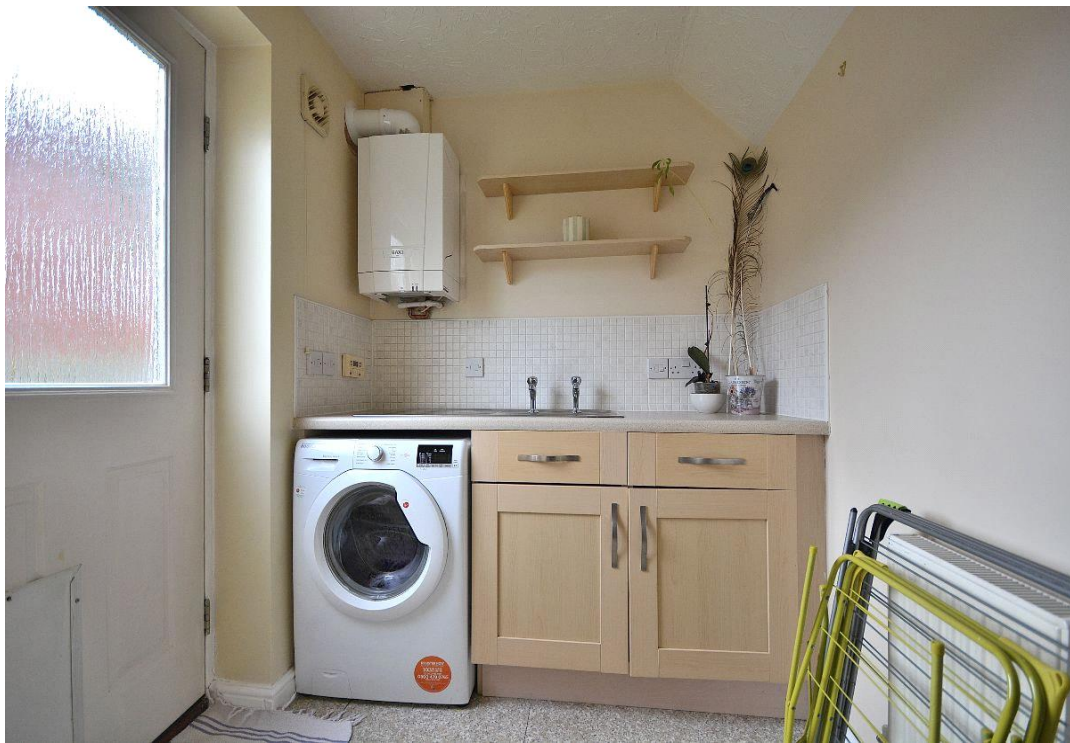
MORTGAGE ADVICE

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.

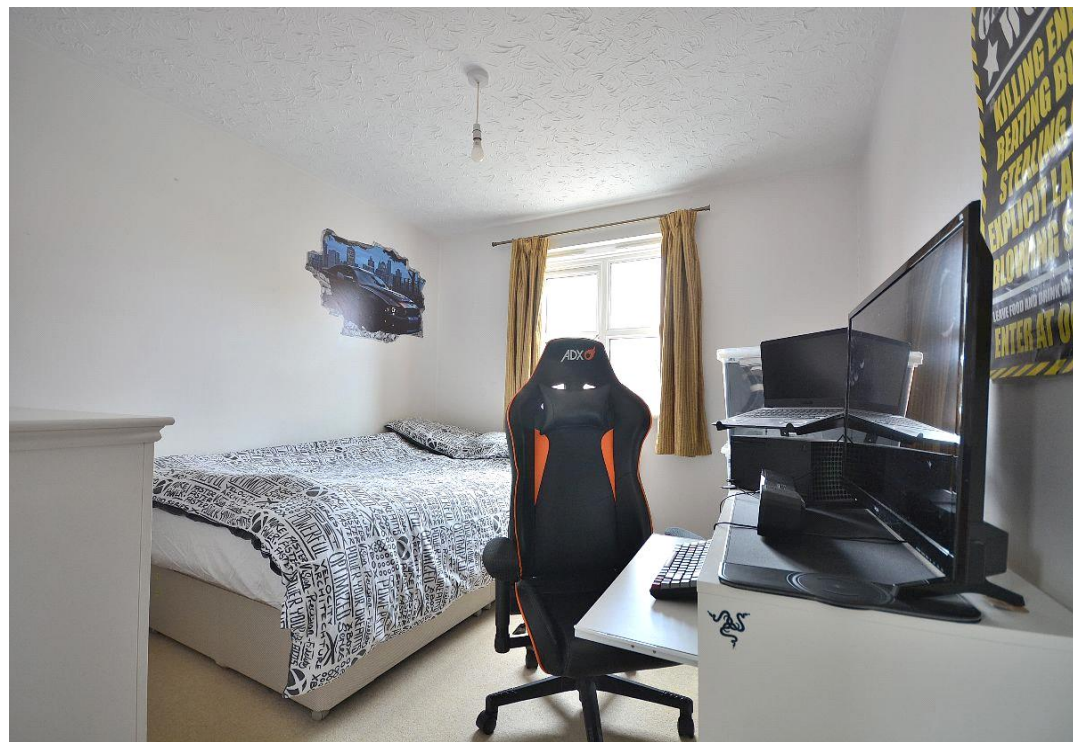
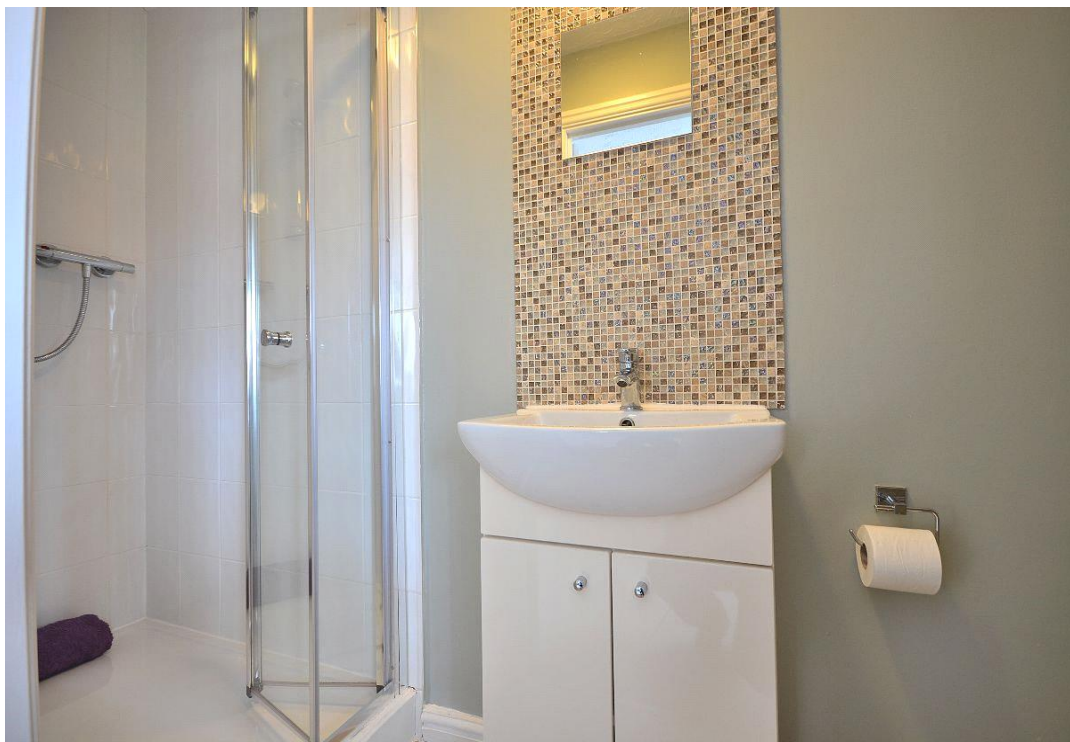
FIXTURES & FITTINGS

No fixtures or fittings in 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
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