



**1 Christine Close, Hucknall, Nottingham,  
Nottinghamshire NG15 8BN**

**£258,000**

Tel: 0115 9680268



- Quiet Residential Location
- Excellent Scope & Potential
- Viewing Highly Recommended
- Two Double Bedrooms
- No Upward Chain
- Detached Bungalow

A spacious, detached bungalow brimming with scope and potential, this two double bedroom bungalow offers a generous internal layout with an outside to match coming located on a quiet residential cul-de-sac on a corner plot with driveway, garage and external space to both sides which offers potential for extension subject to relevant planning permissions if required. Also coming to the market with the benefit of no upward chain.

The accommodation comprises a large central entrance hall which is perfectly placed which allows the current layout to run seamlessly well with a spacious lounge, kitchen, substantial shower room and two double bedrooms.

Externally, as mentioned above the plot sits on the corner of the quiet cul-de-sac of Christine Close in a popular residential location within walking distance to plenty of amenities and a well serviced bus route. There is a block paved driveway providing off road parking leading onto a garage with attached workshop/greenhouse space to the rear. There is also gardens that wrap around the front and adjacent to the property.

### **ENTRANCE HALL**

w: 4.37m x l: 1.63m (w: 14' 4" x l: 5' 4")

A generous entrance hall which is centrally placed offering an excellent flow around the property itself. With a radiator, ceiling lighting, loft access, obscure double glazed front entrance door and side windows allowing natural light to flood into the property.

### **LIVING ROOM**

w: 4.93m x l: 3.71m (w: 16' 2" x l: 12' 2")

A spacious 16ft living room with a feature fireplace, ceiling lighting, radiator, TV point and a large double glazed bow window to the front elevation.

### **KITCHEN**

w: 4.45m x l: 2.82m (w: 14' 7" x l: 9' 3")

Fitted with a range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer, integrated oven, four ring electric hob with wall mounted extractor hood over, tiled floor, tiled splashback, radiator, double glazed window and an obscure double glazed door to the rear elevation.

### **BEDROOM ONE**

w: 3.84m x l: 3.78m (w: 12' 7" x l: 12' 5")

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

### **BEDROOM TWO**

w: 3.33m x l: 2.79m (w: 10' 11" x l: 9' 2")

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

### **SHOWER ROOM**

w: 3.38m x l: 1.85m (w: 11' 1" x l: 6' 1")

With a three piece suite comprising a corner shower enclosure with internally plumbed shower, wash hand basin and a low flush WC. There is a radiator, ceiling lighting and an obscure double glazed window to the rear elevation.

### **OUTSIDE**

Externally, as mentioned above the plot sits on the corner of the quiet cul-de-sac of Christine Close in a popular residential location within walking distance to plenty of amenities and a well serviced bus route. There is a block paved driveway providing off road parking leading onto a garage with attached workshop/greenhouse space to the rear. There is also gardens that wrap around the front and adjacent to the property.

**GARAGE**

w: 5.28m x l: 3.48m (w: 17' 4" x l: 11' 5")

With up and over door.

**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.









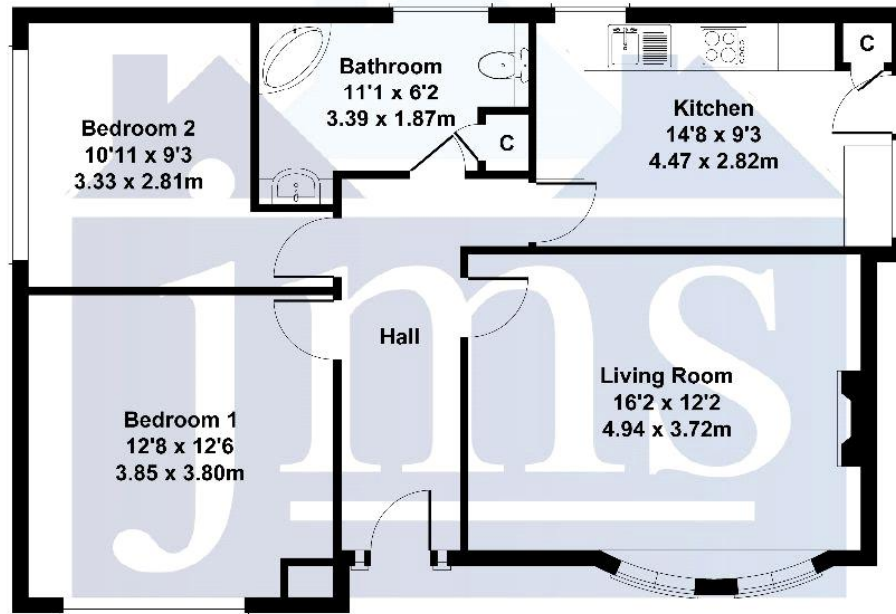




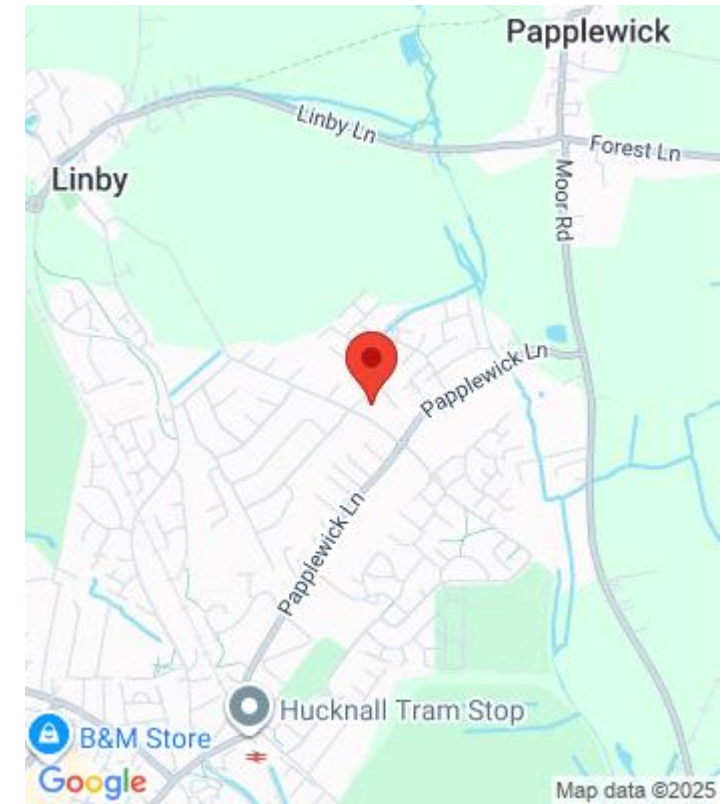


# Christine Close, Hucknall, Nottinghamshire, NG15 8BN

Approximate Gross Internal Area  
797 sq ft - 74 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



Viewing by appointment only  
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