



**207 Kenbrook Road, Hucknall, Nottingham,  
Nottinghamshire NG15 8HZ**

**£270,000**

Tel: 0115 9680268



- Substantial Rear Garden
- Three Double Bedrooms
- 19ft Master Bedroom
- Driveway & Garage
- Modern Dining Kitchen
- Modern Semi Detached House

A wonderful home with a staggering amount of space that is sure to surprise. This clean cut and easy on the eye large three double bedroom modern home coming located on an extremely popular and well-regarded residential development within easy reach of an array of local amenities, popular schools and excellent transport links.

The generous and well-presented stylish accommodation comprises a central entrance hall with ground floor WC and internal doors into both the large bay fronted living room and a modern open plan kitchen diner. To the first-floor landing there are two double bedrooms and a well-appointed neutral family bathroom. To the second-floor landing there is a large 19ft master suite which consists of a large double bedroom with an extensive range of internal fitted wardrobes and an en suite with three-piece suite.

Externally, this property stands proudly in a wonderful position on the quiet residential road of Kenbrook Road, with this property enjoying an impressively sized driveway that runs adjacent to the property providing off road parking and also the added bonus of a garage. To the rear of the property there is surprisingly sized private garden with an initial patio decked sitting area, central lawned area and a handy garden shed that are all enclosed with fenced boundaries all sides.

### ENTRANCE HALL

With ceiling lighting, radiator and access into the downstairs WC and living room

### LIVING ROOM

w: 4.52m x l: 3.68m (w: 14' 10" x l: 12' 1")

A spacious bay fronted reception room with a radiator, ceiling lighting, handy storage cupboard and door into the lobby area with stairs rising to the first floor landing.

### OPEN PLAN DINING KITCHEN

w: 4.7m x l: 3.15m (w: 15' 5" x l: 10' 4")

A generous and easy on the eye open plan dining kitchen with a range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap.

Integrated oven, four ring hob with wall mounted extractor hood. There is also an integrated fridge/freezer, plumbing for a washing machine, ceiling lighting, radiator, ample dining space and a double glazed window and French doors opening to the rear elevation.

### DOWNSTAIRS WC

With a two piece suite comprising a low flush WC and a wash hand basin. There is also ceiling lighting, radiator and an extractor fan.

### FIRST FLOOR LANDING

With ceiling lighting, storage cupboard, doors into the first two double bedrooms, bathroom and a door opening into handy storage/study area with stairs rising to the first floor landing.

### BEDROOM TWO

w: 4.11m x l: 2.64m (w: 13' 6" x l: 8' 8")

A second double bedroom with a radiator, ceiling lighting and a double glazed window to the rear elevation.

### BEDROOM THREE

w: 3.66m x l: 2.64m (w: 12' x l: 8' 8")

A third double bedroom with a radiator, ceiling lighting and a double glazed window to the front elevation.

### FAMILY BATHROOM

w: 2.46m x l: 1.96m (w: 8' 1" x l: 6' 5")

A generous family bathroom with three piece suite comprising a panelled bath with separate shower over, wash hand basin with chrome mixer tap and a low flush WC. There is also a radiator, ceiling lighting and an obscure double glazed window to the rear elevation.

### SECOND FLOOR:



## **MASTER BEDROOM**

w: 5.84m x l: 3.43m (w: 19' 2" x l: 11' 3")

A huge master suite with two radiators, ceiling lighting, double glazed window to the front elevation and twin double glazed Velux windows to the rear elevation and access into the:

## **EN-SUITE**

w: 2.44m x l: 1.17m (w: 8' x l: 3' 10")

With three piece suite comprising a shower enclosure with wall mounted shower, wash hand basin with chrome mixer tap and a low flush WC. There is also a radiator, ceiling lighting and an extractor fan.

## **OUTSIDE**

Externally, this property stands proudly in a wonderful position on the quiet residential road of Kenbrook Road, with this property enjoying an impressively sized driveway that runs adjacent to the property providing off road parking and also the added bonus of a garage. To the rear of the property there is surprisingly sized private garden with an initial patio decked sitting area, central lawned area and a handy garden shed that are all enclosed with fenced boundaries all sides.

## **GARAGE**

w: 5m x l: 2.69m (w: 16' 5" x l: 8' 10")

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**

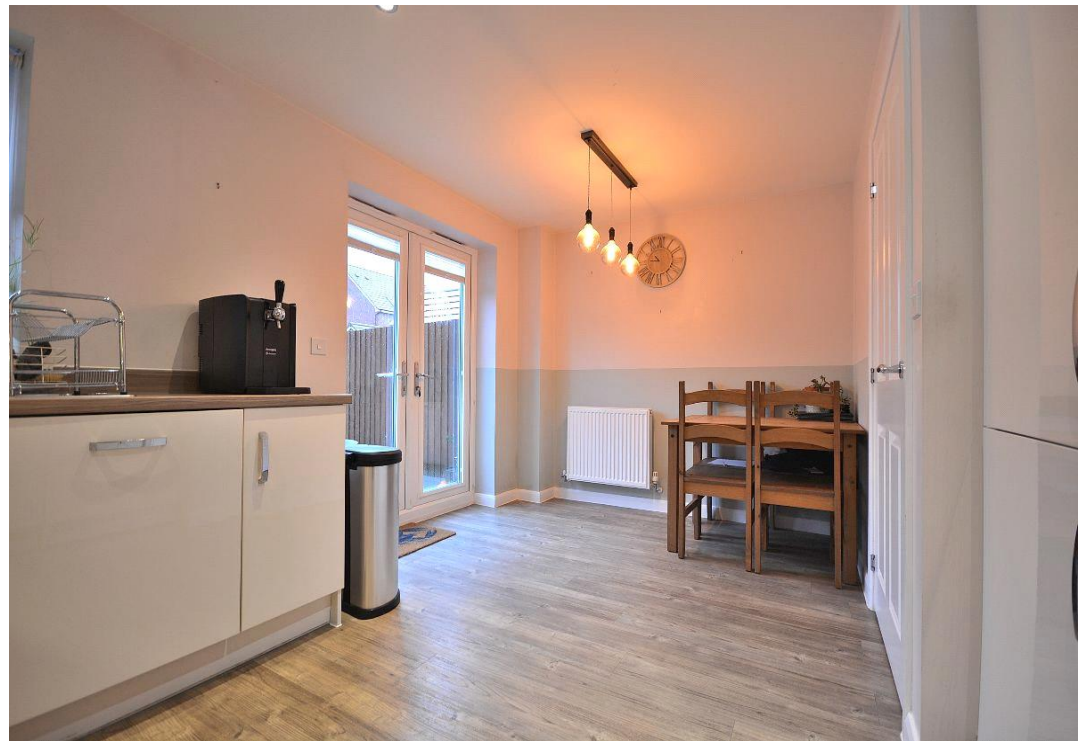
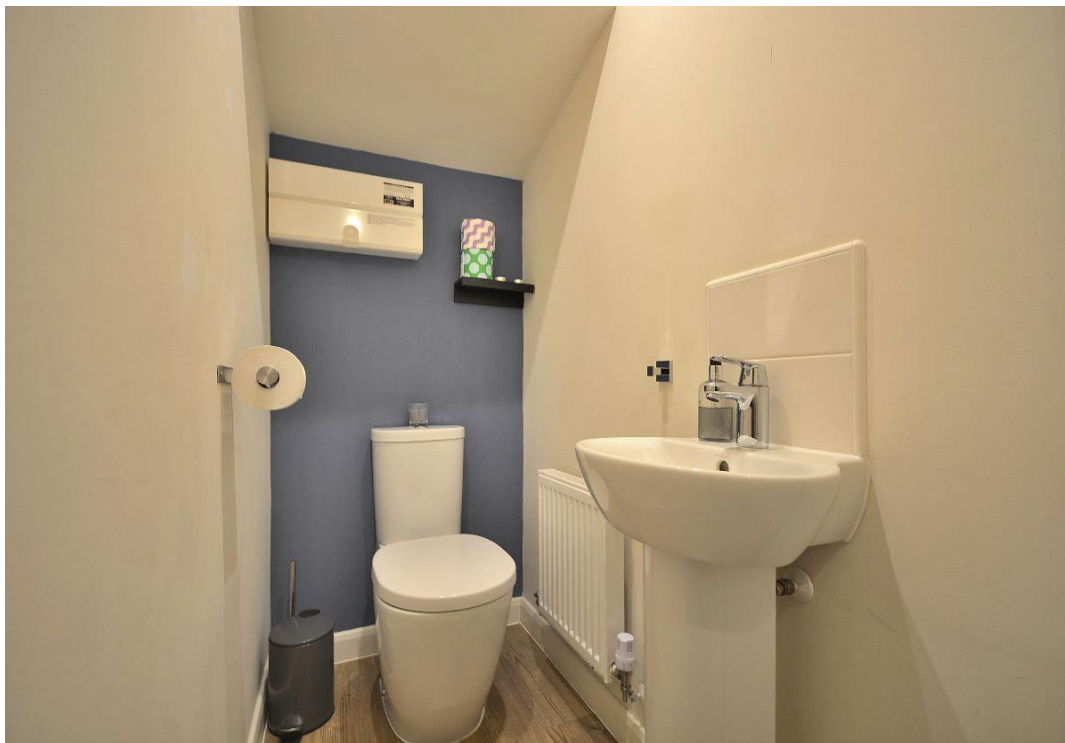
JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the 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.

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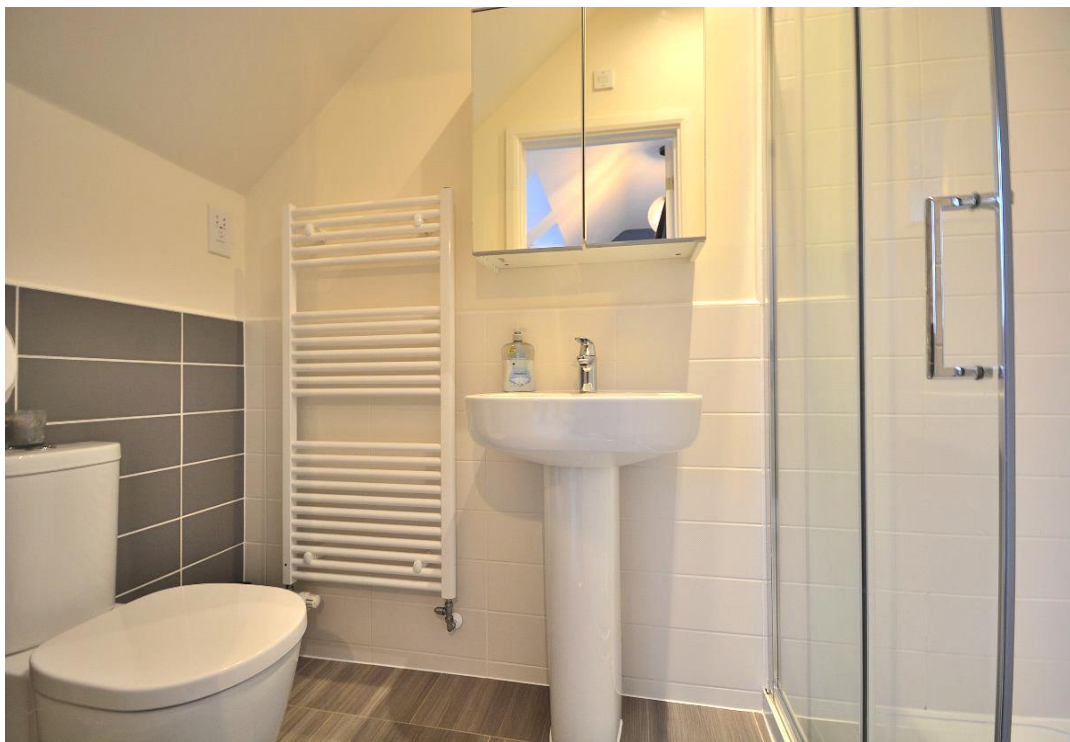














Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		95
A		
(81-91)	84	
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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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