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nottingham  
NG15 7HJ

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Sales & Lettings

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**NO  
CHAIN**

**4 DERWENT DRIVE**

**HUCKNALL**

**NOTTINGHAM**

**NG15 6DS**



**£160,000**

**VIEWING**

By appointment through the selling agent on (0115) 9680809  
7 High Street, Hucknall, Nottingham, NG15 7HJ

**TENURE**

Freehold

- Semi-Detached Bungalow
- Spacious Property
- Two Bedrooms
- Conservatory
- Quiet & Convenient Location
- Garage & Driveway
- Attractive Front & Rear Gardens
- Viewing Highly Recommended!

## **4 DERWENT DRIVE, HUCKNALL, NOTTINGHAM.**

### **DIRECTIONS**

On leaving our Hucknall Office turn left onto the High Street, then turn left onto Watnall Road. Turn left onto Farleys Lane, then turn left onto Derwent Drive, where the property will be easily identified by our 'For Sale' board.

**If you are looking for a spacious bungalow in a quiet and convenient location, then this is just the property for you.**

There is a low maintenance and attractive front garden with driveway leading to gated access to the side and rear of the property, where there is a further driveway leading to a detached garage. Blocked paved pathway leads to the front entrance, where there is a UPVC double glazed entrance door into:

### **ENTRANCE VESTIBULE**

With UPVC double glazed leaded window to the front, UPVC double glazed leaded window to the side, radiator, power points and telephone point.

Glazed panelled door into:

### **LOUNGE**

With large UPVC double glazed leaded window to the front which allows ample natural light into this room. There is a feature fire place with electric fire, ceiling coving, ceiling rose, power points, TV aerial point, ceiling light point and thermostatically controlled radiator.



Glazed panelled door into:

### **INNER HALLWAY**

With ceiling light point, access to insulated roof space, door to airing cupboard housing Halstead combination boiler.

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Glazed panelled door into:

### **BREAKFAST KITCHEN**

With ceiling coving, ceiling light point, UPVC double glazed leaded window to the front, a range of wall and base units with roll top surfaces, 1 ½ bowl single drainer sink with mixer taps, four ring electric hob with integrated oven and grill, space and plumbing for washing machine, space for fridge freezer, thermostatically controlled radiator, wall tiling, power points, ceiling light point, UPVC double glazed door opening to the driveway at the side and door to pantry.



### **BEDROOM ONE**

With UPVC double glazed window overlooking rear garden, thermostatically controlled radiator, power points and ceiling light point.



### **BEDROOM TWO**

With ceiling coving, ceiling light point, thermostatically controlled radiator, power points, UPVC double glazed patio doors opening into:

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### **CONSERVATORY**

With two wall light points, power points, ceramic floor tiling, window blinds, double French doors opening onto patio.



### **BATHROOM**

This modern bathroom is fully tiled with corner shower cubicle, wall mounted wash hand basin with mixer taps, W.C, tiled floor, UPVC double glazed opaque window and ceiling light point.



**4 DERWENT DRIVE, HUCKNALL, NOTTINGHAM.**

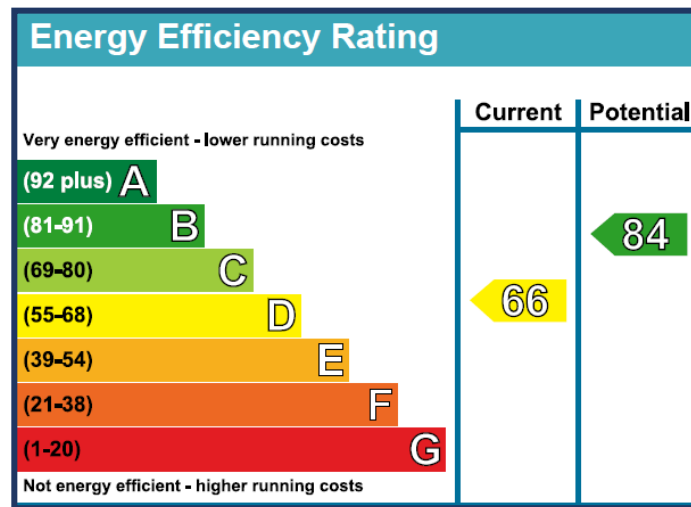
**OUTSIDE**

Attractive rear garden with patio areas, lawn area, gravel area and also hard standing for a garden shed. The rear garden is fully enclosed. There is outside lighting and outside tap. There is a detached garage with up and over door and window to the side.



**4 DERWENT DRIVE, HUCKNALL, NOTTINGHAM.**

**EPC GRAPH**



**ADDITIONAL INFORMATION**

**Council Tax Band: B**

**Local Authority: Ashfield District Council**

**Primary School: Butler's Hill Infant and Nursery & Broomhill Junior**

**Secondary School: The Holgate Academy & National Church of England Academy**

**Stamp Duty on Asking Price: £700.00 (this may change if you are a first-time buyer or you already own another property).**

## **4 DERWENT DRIVE, HUCKNALL, NOTTINGHAM.**

### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients' investment.