

**HAVEN PLOT 3 4 ROBERTS LANE
HUCKNALL
NOTTINGHAMSHIRE
NG15 6LW**



£400,000

VIEWING

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

TENURE

Freehold

- New Build Detached Bungalow
- Two Double Bedrooms
- Open Plan Kitchen/Living Room
- Utility Room
- Good Sized Garden
- Driveway Providing Off Street Parking
- Viewing Highly Recommended

HAVEN 4 ROBERTS LANE, HUCKNALL, NOTTINGHAMSHIRE

Need2View are delighted to bring to market the **THIRD** stunning property for sale on this beautiful new development. Located on a very quiet cul de sac in the sought after town of Hucknall in Nottinghamshire, close to good schools, local amenities and excellent transport links to Nottingham City Centre

The property offers a modern and spacious open plan living room/dining room/kitchen, a utility room, two double bedrooms (one with an ensuite), and the family bathroom all conveniently located on one easy access level. To the rear of the property there is a good sized, easy maintained garden and to the front there is a large driveway providing off street parking for multiple vehicles. This is a **STUNNING** property, neutrally decorated and fitted with modern fixtures and fittings.

Entrance door into:

HALLWAY

With access to all the rooms, radiator and ceiling spotlights.



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KITCHEN/DINING ROOM/LIVING ROOM

23'7" x 14'2" Fitted with a range of wall and base units in a blue wood finish with coordinating work surfaces, integrated fridge freezer, space and plumbing for a dishwasher (included), integrated oven, integrated microwave, four ring hob, extractor fan, single drainer sink with mixer tap, UPVC double glazed windows to the front and rear, UPVC double glazed patio doors to the rear, radiator, power points and ceiling spotlights.



UTILITY ROOM

9'7" x 6" Fitted with a range of wall and base units with coordinating work surfaces to match the kitchen, space and plumbing for a washing machine (included), space and plumbing for a dryer, UPVC double glazed door to the rear, power points and ceiling spotlights.



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BEDROOM ONE

18'2" x 14'1" With UPVC double glazed window to the front, built in storage cupboard, access to the ensuite, radiator, power points and ceiling spotlights.



EN SUITE

8'2" x 5'10" White suite comprising of a wash hand basin built into vanity unit, W.C and walk in shower, part tiled walls, UPVC double glazed opaque window to the side, radiator and ceiling light point.

BEDROOM TWO

14'10" x 10'2" With UPVC double glazed window to the side, radiator, power points and ceiling spotlights.



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BATHROOM

9'7" x 6" White suite comprising of a wash hand basin built into vanity unit, W.C. and bath with shower over, part tiled walls, UPVC double glazed opaque window to the rear, chrome towel radiator and ceiling spotlights.



OUTSIDE

To the rear of the property there is a good sized, easy to maintain garden with patio slabs around the bungalow and a section of grass laid to lawn, all enclosed with fences. To the front of the property there is a driveway providing ample of street parking.



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EPC GRAPH

ADDITIONAL INFORMATION

Local Council – Gedling Borough Council

Council Tax Band – E

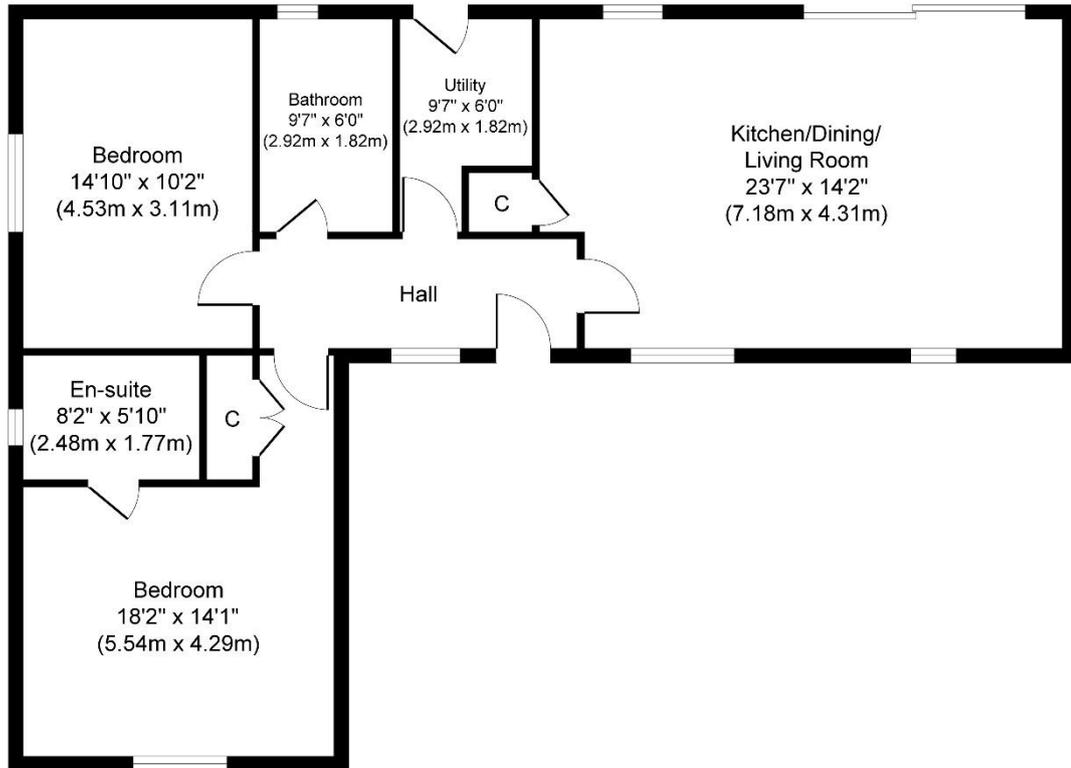
Primary School – Hillside Primary and Nursery School

Secondary School – The Holgate Academy

Stamp Duty on Asking Price: £5,000 - £10,000 (Additional costs may apply if being purchased as a second property)

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FLOOR PLAN



Approximate Floor Area
958 sq. ft
(89.01 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's 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 ensure 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 client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.