

**SUNNYSIDE PLOT 4 5 ROBERTS LANE  
HUCKNALL  
NOTTINGHAMSHIRE  
NG15 6LW**



**£419,950**

**VIEWING**

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

**TENURE**

Freehold

- New Build Detached Bungalow
- Two Bedrooms (Ensuite To Master)
- Open Plan Living/Dining Room/Kitchen
- Utility Room
- Good Sized Enclosed Garden
- Large Driveway
- Viewing Highly Recommended

## SUNNYSIDE 5 ROBERTS LANE, HUCKNALL, NOTTINGHAMSHIRE

Need2View are delighted to bring to market the final STUNNING property on this BRAND NEW development in Hucknall. Sunnyside is the fourth and final property on the Roberts Lane development and is a detached, two bedroom bungalow located on a quiet street in the sought after town of Hucknall, close to local amenities, good schools and excellent transport links to Nottingham City Centre.

The property offers a bright and spacious, open plan living/dining room/kitchen, a utility room, two double bedrooms and the family bathroom, all conveniently located on one easy access level. To the rear of the property there is a good sized, easy to maintain, enclosed garden and to the front there is a large driveway providing ample off street parking for multiple vehicles as well as an electric vehicle charging point.

Entrance door into:

### HALLWAY

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



## SUNNYSIDE 5 ROBERTS LANE, HUCKNALL, NOTTINGHAMSHIRE

### LIVING/DINING ROOM/KITCHEN

24'1" x 13'5" A modern, open plan space fitted with a range of wall and base units in a grey stone 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, kitchen island, UPVC double glazed windows to the front and side, UPVC double glazed patio doors to the rear, radiator, power points and ceiling spotlights.



### UTILITY ROOM

7'3" x 5'2" Fitted with a range of wall and base units in a grey stone finish to match the kitchen, coordinating work surfaces to match the kitchen, space and plumbing for a washing machine (included), space and plumbing for a dryer, built in storage, UPVC double glazed door to the rear, power points and ceiling spotlights.



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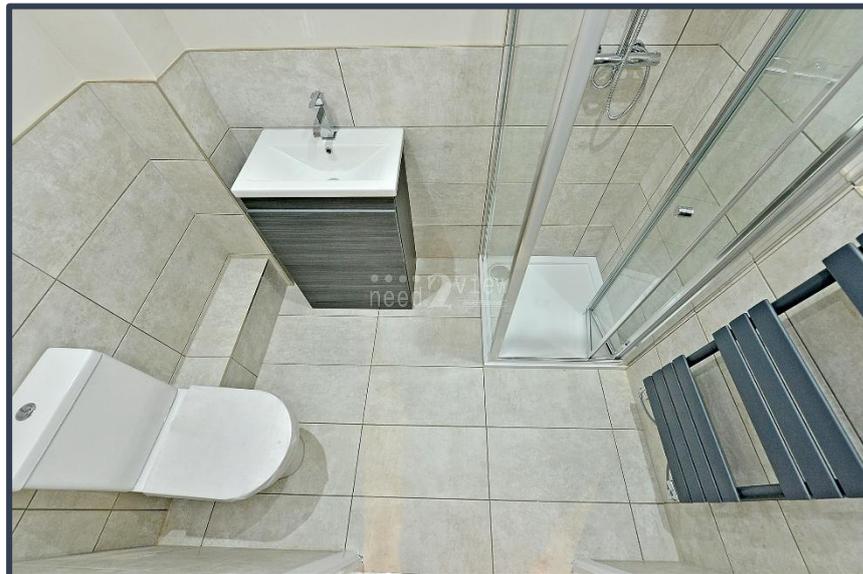
**BEDROOM ONE**

**17'9" x 13'6"** With UPVC double glazed window to the side, UPVC double glazed patio doors to the rear, built in storage cupboard, access to the ensuite, radiator, power points and ceiling spotlights.



**EN SUITE**

**7'1" x 5'2"** White suite comprising of a wash hand basin built into vanity unit, W.C. and a shower cubicle, part tiled walls, UPVC double glazed opaque window to the side, grey towel radiator and ceiling spotlights.



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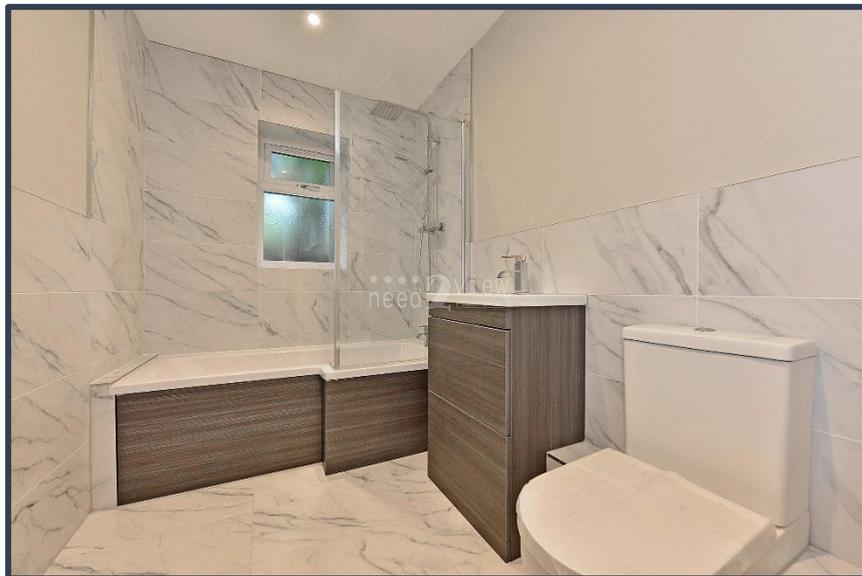
**BEDROOM TWO**

**13'5" x 11'6"** With UPVC double glazed window to the front, radiator, power points and ceiling spotlights.



**BATHROOM**

**9'1" x 5'10"** White suite comprising of a wash hand basin built into vanity unit, W.C. and a bath with shower over, part tiled walls, UPVC double glazed opaque window to the side, grey towel radiator and ceiling spotlights.



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### OUTSIDE

To the rear of the property there is a good sized garden laid to lawn with some patio directly outside the bungalow, all enclosed with fences. To the front of the property there is a large driveway providing ample off street parking for multiple vehicles. The property also has an electric vehicle charging point.



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**EPC GRAPH**

**ADDITIONAL INFORMATION**

**Local Council – Gedling Borough Council**

**Council Tax Band – E**

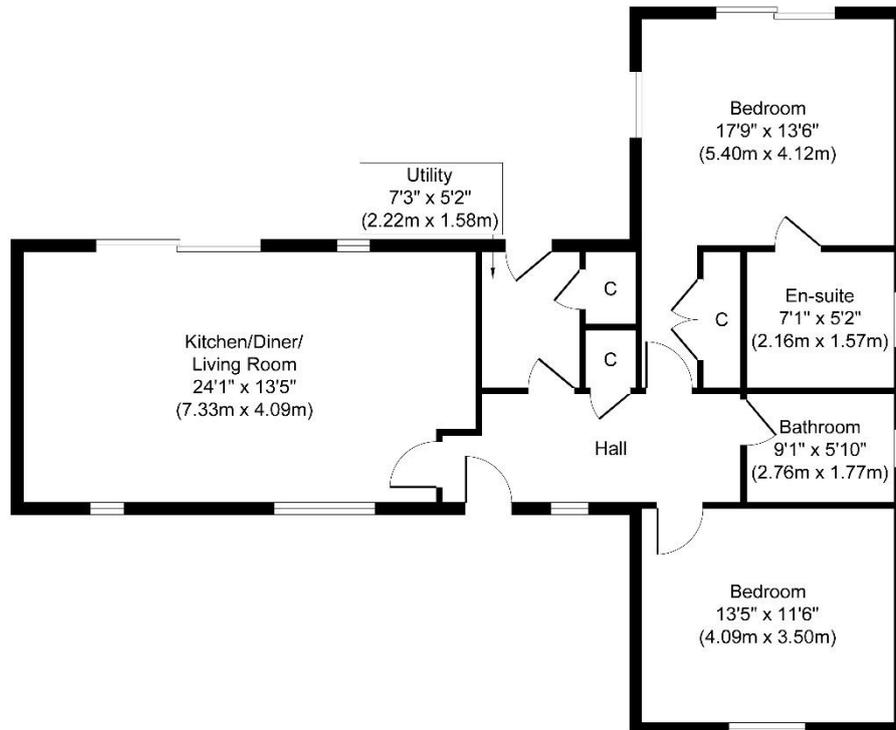
**Primary School – Hillside Primary and Nursery School**

**Secondary School – The Holgate Academy**

**Stamp Duty on Asking Price: £5,997 – £10,997 (Additional costs may apply if being purchased as a second property)**

# SUNNYSIDE 5 ROBERTS LANE, HUCKNALL, NOTTINGHAMSHIRE

## FLOOR PLAN



**Approximate Floor Area**  
**947 sq. ft**  
**(87.97 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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# **SUNNYSIDE 5 ROBERTS LANE, HUCKNALL, NOTTINGHAMSHIRE**

## **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.