

**FOR SALE**



**Robin Bailey Way, Huknall**  
**Guide Price £160,000**

  
**MARTIN & CO**





**Robin Bailey Way, Huknall**  
**3 Bedrooms, 1 Bathroom**  
**Guide Price £160,000-£170,000**

- Three Bedroom, Three Storey Semi-Detached Property
- Low Maintenance Enclosed Rear Garden
- Driveway & Integral Garage

GUIDE PRICE £160,000-£170,000. Three bedroom, three storey semi-detached property situated in this popular modern development situated within easy reach of the Tram & Train Station and Town Centre. The accommodation briefly comprises of an entrance hall with cloakroom, bedroom 3 and integral garage to the ground floor, an open plan dual aspect lounge/diner with Juliet Balcony and fitted kitchen to the first floor and two further double bedrooms (master with en-suite and fitted wardrobe) and bathroom to the second floor.



**ENTRANCE HALL** 10' 00" x 9' 3" (3.05m x 2.82m)  
 Accessed via an external door with wood effect flooring, wall mounted radiator, ceiling light, cloakroom, stairs rising to the first floor and internal access to the garage.

**CLOAKROOM** With a low flush w.c, corner wash hand basin, vinyl floor covering and ceiling light.

**BEDROOM THREE** 9' 3" x 8' 1" (2.82m x 2.46m) With a uPVC double glazed window to the rear elevation, fitted carpet, wall mounted radiator and ceiling light.

**LANDING** With a fitted carpet, uPVC double glazed window to the front aspect, ceiling light and stairs

rising to the second floor.

**LOUNGE/DINER** 19' 9" x 11' 2" (6.02m x 3.4m) A bright, dual aspect room with uPVC double glazed window to the rear elevation and Juliet Balcony to the front, fitted carpet, two wall mounted radiators, two ceiling lights and TV aerial and phone points.

**KITCHEN** 9' 4" x 8' 1" (2.84m x 2.46m) With a range of fitted wall and base units with a rolled edge worktop over incorporating a 1 1/4 stainless steel sink and drainer, splash back tiling, inset gas hob with extractor over, integrated electric oven, wood effect flooring, uPVC double glazed window to the rear aspect and ceiling light.

**LANDING** With a uPVC double glazed window to the side, fitted carpet, airing cupboard, loft hatch and ceiling light.

**MASTER BEDROOM** 10' 9" x 10' 4" (3.28m x 3.15m) With a fitted wardrobe, fitted carpet, uPVC double

glazed window to the front aspect, TV aerial and phone point, wall mounted radiator, ceiling light and en-suite shower.

**EN-SUITE** With a shower enclosure with a mains fitted shower, wash hand basin, fitted carpet, wall mounted radiator, opaque uPVC double glazed window to the front and ceiling light.

**BEDROOM TWO** 10' 9" x 9' 2" (3.28m x 2.79m) With a uPVC double glazed window to the rear elevation, fitted carpet, wall mounted radiator and ceiling light.

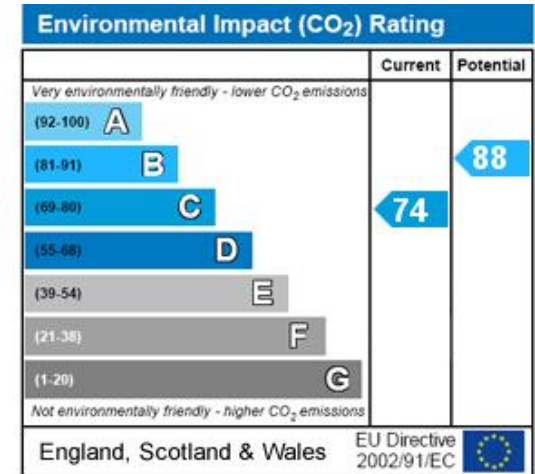
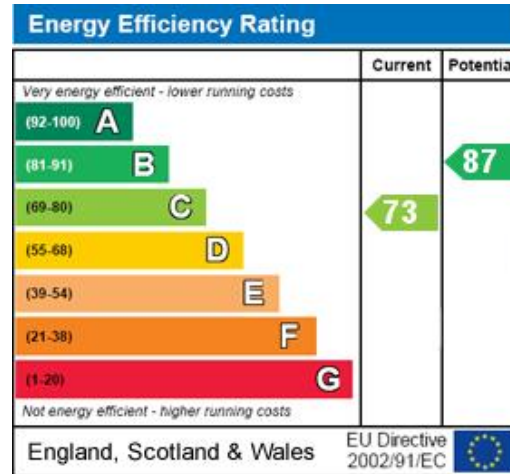
**BATHROOM** With a fitted suite comprising of a bath with mixer tap and hand held shower attachment, low flush w.c, pedestal wash hand basin, opaque uPVC double glazed window to the rear, wall mounted radiator, fitted carpet and ceiling light.

**EXTERNAL** There is an enclosed rear garden with slate chippings, pond, fenced boundary and secure gate access. To the front is a driveway leading to an





integral single garage with up and over door, power and lighting.









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## Martin & Co Hucknall

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