

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Norfolk Grove

Bircotes, DN11 8AY

£159,995



Council Tax: A

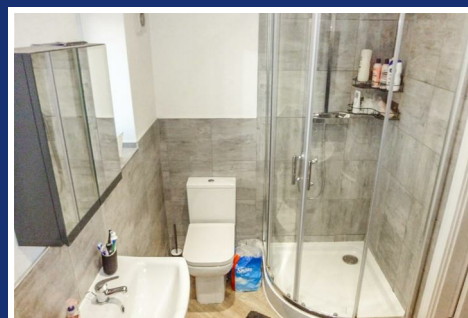




# 1 Norfolk Grove

Bircotes, DN11 8AY

£159,995



## ACCOMMODATION

The property is accessed via a black fronted uPVC door with glass panels leading into:

## ENTRANCE HALL

4'2" x 7'1" (1.28m x 2.17m )

Provides access to the Lounge, stairs leading to first floor accommodation, telephone point, smoke alarm and radiator.

## LOUNGE

13'8" x 17'8" (4.19m x 5.39m )

Space for electric fire, TV aerial, window to the front elevation and radiator. Door leading into:

## KITCHEN DINER

21'1" x 7'3" (6.43m x 2.23m )

Fitted with a range of wall and base units incorporating a Beko electric oven, induction hob with extractor fan over, integrated dishwasher, stainless steel sink with mixer tap and integrated fridge freezer. Herringbone vinyl flooring, French doors leading to the rear garden and side entrance door, window to the rear elevation. Useful storage area housing the gas boiler and plumbing for washing machine.

## DOWNSTAIRS CLOAKROOM

Benefiting from a matching white suite comprising wash hand basin and low level flush w.c. , window to the side elevation and radiator.

## FIRST FLOOR LANDING

11'1" x 7'10" (3.39m x 2.41m )

Providing access to the three bedrooms, Bathroom and loft, smoke alarm, window to the side elevation and radiator.

## BEDROOM ONE

14'11" x 10'7" (4.56m x 3.24m )

Window to the front elevation and radiator.

## BEDROOM TWO

9'9" x 10'7" (2.98m x 3.24m )

Window to the rear elevation and radiator.

## BEDROOM THREE

11'1" x 7'3" (3.38m x 2.21m )

Window to the rear elevation and radiator.

## FAMILY BATHROOM

5'6" x 9'1" (1.68m x 2.78m )

Half tiled walls and fitted with a matching white suite comprising panelled bath, shower cubicle, pedestal sink with vanity unit over, low level flush w.c., towel rail, extractor fan, window to the front elevation and radiator.

## EXTERNALLY

To the front is a gravelled driveway for off street parking and gated access to the side leading to the rear. The rear garden is laid mainly to lawn with a stone patio area and slate chipped section to the side of a wooden garden shed. outside tap and lighting and enclosed by fencing.

## COUNCIL TAX

Through enquiry of the Bassetlaw District Council we have been advised that the property is in Rating Band 'A'

## TENURE - FREEHOLD



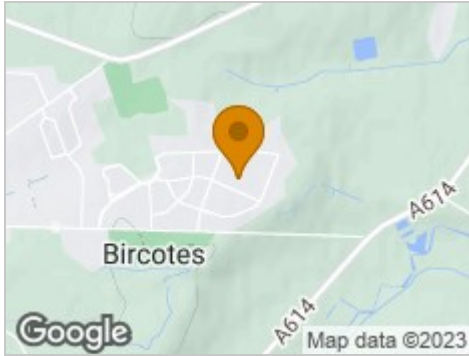
Road Map



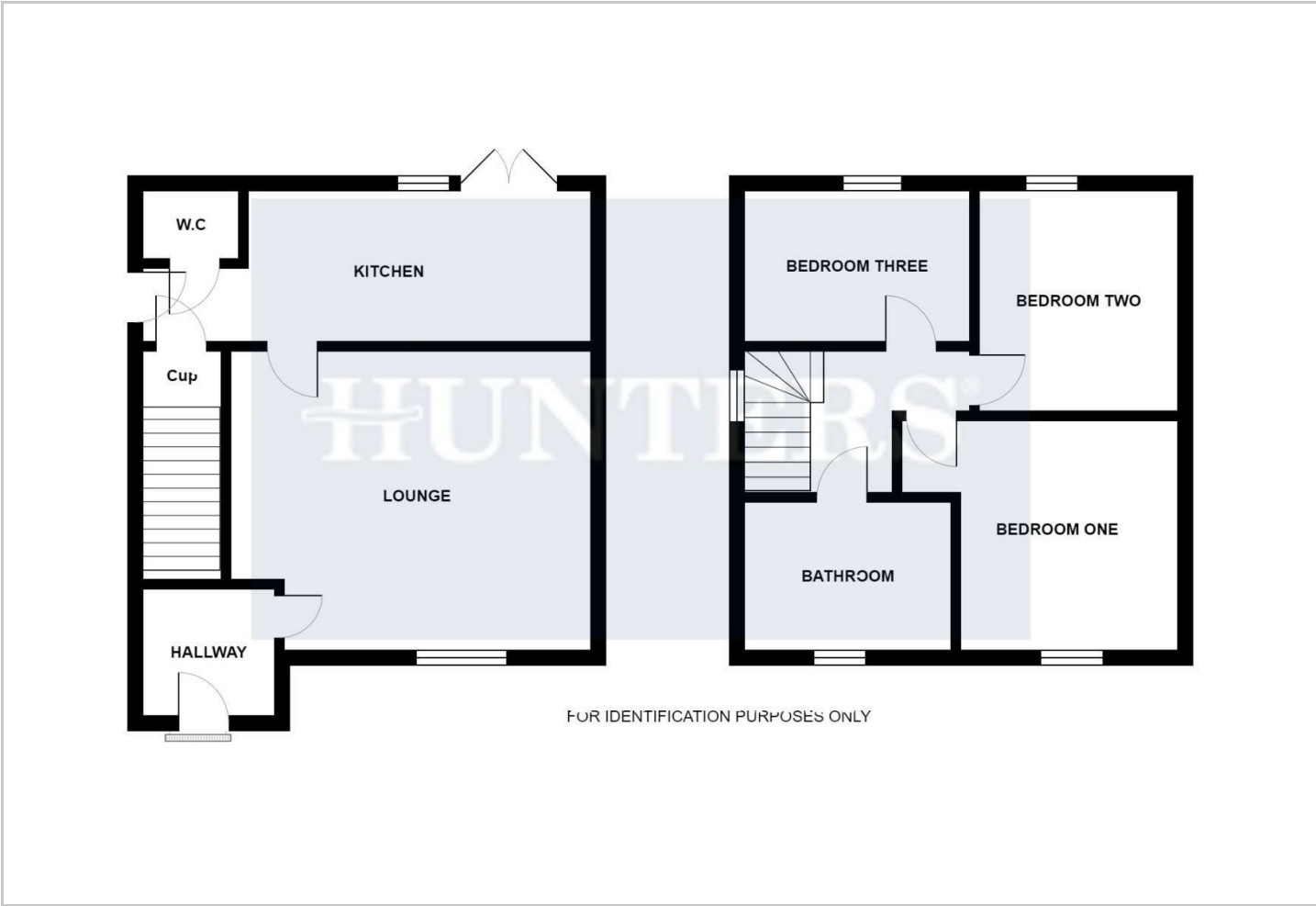
Hybrid Map



Terrain Map



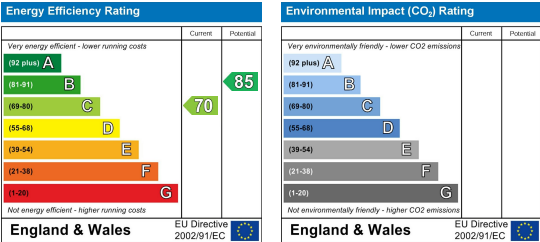
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.