



£210,000 Freehold

8 BELMONT CLOSE | HUCKNALL | NOTTINGHAM | NG15 6DJ

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ESTATE AGENTS



## A GREAT OPPORTUNITY!...

Located in the sought-after area of Hucknall, this two-bedroom bungalow offers comfortable and convenient living, ideal for a range of buyers including downsizers, first-time buyers, or those looking for single-level accommodation. Lets take a look inside...

Internally, the property features a bright and inviting living room, offering ample space for both relaxing and entertaining, with large windows allowing natural light to fill the room. The kitchen is well-equipped with a range of wall and base units—ideal for both everyday use and meal preparation.

The two bedrooms are both well-proportioned, with the master bedroom offering space for a double bed and additional furniture. The second bedroom is equally versatile, making an ideal guest room, home office, or hobby space. The neutral shower room is fitted with a walk-in shower, low-level WC, and wash basin.

To the front, the property boasts a neatly laid lawn and a private driveway, offering convenient off-road parking and access to the garage. The rear garden is a delightful outdoor space, featuring laid lawn, a patio seating area perfect for entertaining or relaxing, all enclosed by secure fencing for added privacy.

Call today to arrange a viewing!!!





#### Porch

With a window to the front elevation and a door providing access into;

#### Living Room 14'5" x 12'2"

With laminate flooring, feature fireplace and a window to the front elevation.

#### Kitchen 8'0" x 12'11"

Complete with a matching range of cabinetry and worktop space. It features an inset sink and drainer, integrated oven, gas hob with chrome hood over and space for appliances. With a window to the front elevation.

#### Hall

Surrounding doors provide access into;

#### Bedroom One 12'4" x 11'6"

With laminate flooring, central heating radiator and a window to the rear elevation.

#### Bedroom Two 10'11" x 8'7"

With laminate flooring, central heating radiator and a window to the rear elevation.

#### Shower Room 6'11" x 6'5"

Complete with a three piece suite including a shower, low flush WC and hand wash basin. With a window to the side elevation.

#### Outside

The front offers a driveway and a laid lawn. The rear garden features a lawn, patio seating area, and is enclosed by fences.

#### Garage



The garage is accessible from the front elevation, offering convenient storage or parking space.









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>66</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>G</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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