



The Drift  
Hucknall Nottingham



# The Drift Hucknall Nottingham NG15 8DT

for sale offers over  
**£320,000**



## Property Description

This detached home is set in the immensely popular location of The Drift near to both Holy Cross & Leen Mills schools, as well as being within walking distance of Hucknalls amenities, town centre and leisure facilities. The A611, M1 and A60 are all within easy reach, with the tram and train station on the doorstep this makes for an excellent commuter location. The property offers excellent family accommodation, set on a good size plot and in brief comprises:- Entrance hall, lounge, dining room, kitchen, cloaks and to the first floor there are four bedrooms, an ensuite to the master bedroom and a family bathroom. Outside there is a lawn foregarden and driveway providing off road parking and allowing access to the garage. To the rear of the property there is a good size garden, mainly laid to lawn with planted borders and fence boundary.

## Entrance Hallway

Accessed via double glazed door, this entrance hall further includes:- wood effect laminate flooring, radiator, stairs to the first floor accommodation and access door to the lounge.

## Lounge

15' 7" x 11' 4" ( 4.75m x 3.45m )  
Having double glazed bay window to the front elevation, wood effect laminate floor, gas fireplace, radiator, coving to ceiling and glazed double doors into the dining room.

## Dining Room

9' x 8' 10" ( 2.74m x 2.69m )  
With radiator, coving to ceiling, access door to kitchen and double glazed patio doors to the rear elevation allowing access to the garden.

## Kitchen

10' 2" x 9' ( 3.10m x 2.74m )  
Fitted with a range of wall and base units with rolled edge work surfaces over incorporating one and a half bowl stainless steel sink unit, electric hob with oven under and extractor hood over, space and plumbing for washing machine, space for fridge freezer, tiled splashbacks, door to understairs pantry, radiator, wood effect laminate flooring, double glazed window to the rear elevation and door to side entrance.

## Rear Lobby

With door to the side, wood effect laminate flooring and access doors to the cloaks and garage.

## Cloaks/ Wc

Fitted with low flush wc, wash hand basin, radiator and double glazed obscure window to the side elevation.

## First Floor

### Landing Area

Having loft hatch, airing cupboard housing hot water tank and access doors to the bedrooms and bathroom.

### Master Bedroom

12' 6" plus recess x 11' 7" plus wardrobe ( 3.81m plus recess x 3.53m plus wardrobe )

This master bedroom has double glazed window to the front elevation, built in wardrobes, further built in storage cupboard, radiator and access door to the en-suite.

### En-Suite

Fitted with shower cubicle, pedestal wash hand basin, low flush wc, tiled splashbacks, radiator and double glazed obscure window to the front elevation.

### Bedroom Two

9' 4" x 7' 4" ( 2.84m x 2.24m )

With double glazed window to the rear elevation and radiator.

### Bedroom Three

8' 11" x 8' 1" ( 2.72m x 2.46m )

Having double glazed window to the rear elevation and radiator.

### Bedroom Four

8' 11" max x 8' 1" max ( 2.72m max x 2.46m max )

Having double glazed window to the rear elevation and radiator.

### Bathroom

Fitted with panel bath having electric shower and glazed screen over, pedestal wash hand basin, low flush wc, tiled splashbacks, radiator and double glazed obscure window to the rear elevation.

## Outside

To the front of the property there is lawn fore garden with planted border and mature tree, as well as, a driveway providing off road parking and allowing access to the garage.

To the rear of the property there is good size garden which is mainly laid to lawn with mature planted borders, paved patio and fence boundaries.

## Garage

The single integral garage has up and over door to the front elevation, power points, light and pedestrian door to the rear.









**Ground Floor**



**First Floor**

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EPC Rating: D

Tenure: Freehold

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