



Betts Avenue  
Hucknall Nottingham







### Property Description

A spacious three storey modern town house located with easy access to public transport links and local amenities. The property briefly comprises of entrance hallway, ground floor WC, Kitchen and lounge diner having French doors leading out to the rear garden area. On the first floor there are two bedrooms and family bathroom with the master bedroom being located on the second floor and having built in storage space and en-suite shower room. Outside there is an enclosed rear garden with gated access to allocated garage with parking space. Viewing is essential to fully appreciate the size of home on offer.

### Entrance Hallway

Accessed via double glazed entrance door with laminate flooring and carpet stairs to the first floor.

### Downstairs Cloakroom

Having W.C, wash hand basin, UPVC double glazed window to the front elevation, wall mounted radiator and laminate flooring.

### Lounge/Diner

17' 7" Max x 12' 11" Max ( 5.36m Max x 3.94m Max )

Having UPVC double glazed French doors to the rear elevation with windows either side, carpet flooring and wall mounted radiator.

### Kitchen

7' 10" x 6' 2" ( 2.39m x 1.88m )

Fitted with a range of wall, base and drawer units with work surfaces over, range of integrated appliances including fridge freezer, dish washer and washing machine, electric oven with gas hob and cooker hood over, one and a half bowl stainless steel sink and drainer, tiled splashbacks, laminate flooring and UPVC double glazed window to the front elevation.

### First Floor Landing

Having carpet flooring and an airing cupboard housing the water tank.

### Bedroom Two

.10' 8" Max x 12' 11" Max ( 3.25m Max x 3.94m Max )

Having two UPVC double glazed windows to the rear elevation, laminate flooring and wall mounted radiator.

### Bedroom Three

7' 6" Max x 12' 1" Max ( 2.29m Max x 3.68m Max )

Having two upvc double glazed windows to the rear elevation and central heating radiator

### Bathroom

Fitted with a three piece suite comprising of panelled bath with mains connect shower over, wash hand basin and W.C, wall mounted ladder radiator, tiled flooring and extractor fan.

### Second Floor Landing

Having carpet flooring.

### Master Bedroom

Having a UPVC double glazed window to the front elevation, sky light to the rear elevation, carpet flooring, two wall mounted radiators, a range of fitted wardrobes and door to the en suite.

## En Suite

Fitted with a three piece comprising of mains connected shower cubicle with glass sliding doors, W.C and wash hand basin, wall mounted radiator, vinyl flooring, double glazed sky light to the rear elevation and large eaves storage cupboard.

## Garage

16' 5" x 8' 11" ( 5.00m x 2.72m )

Having up and over door with an allocated parking space to the front.

## Outside

To the front of the property is an easy to maintain front garden with a path leading to the front door.

To the rear is an easy to maintain lawn with a path leading to the rear gate which provides access to the garage and parking area.



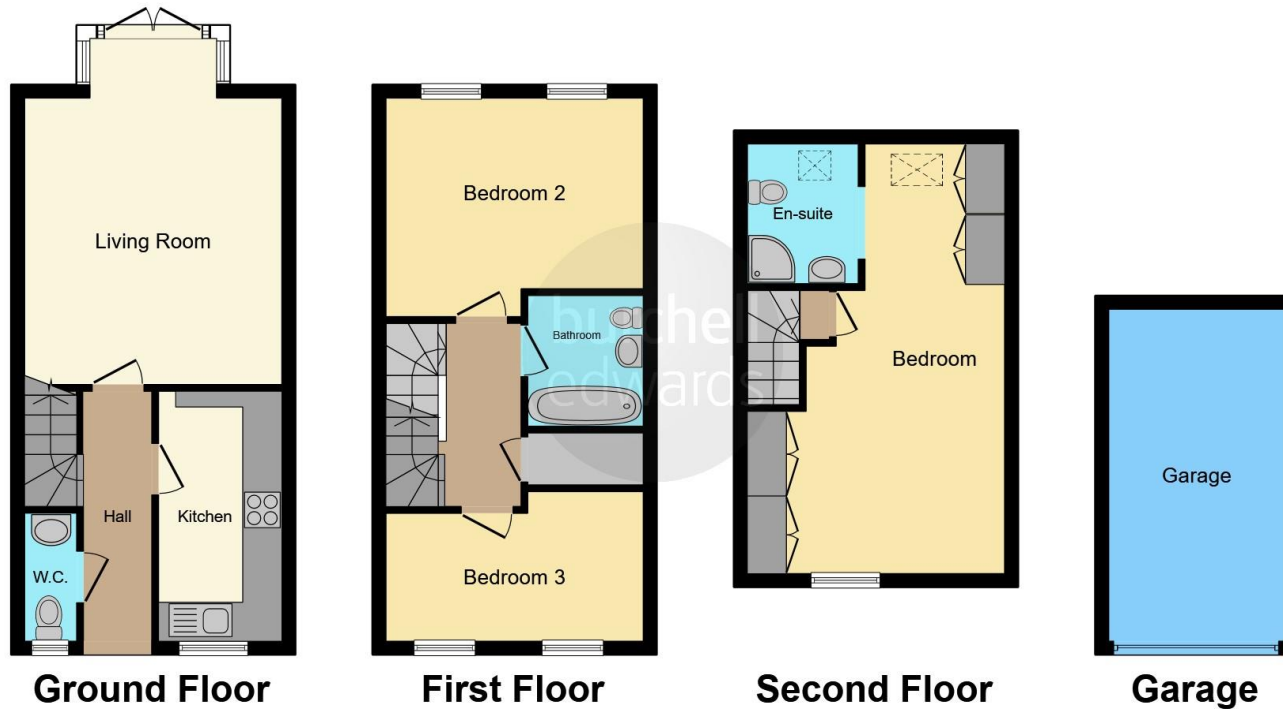












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EPC Rating: C

Tenure: Freehold

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