



West Street  
Hucknall Nottingham



# West Street Hucknall Nottingham NG15 7BW

for sale offers over  
**£420,000**



## Property Description

CHAIN FREE CHARACTER PROPERTY WITH ANNEX!

Currently as two separate homes the larger family home offers an entrance hallway, lounge and snug both having feature fireplaces, spacious modern kitchen with built-in appliances and family bathroom having a four piece suite. the first floor is accessed via a spiral staircase to an open landing area having built in storage/walk in wardrobe, there are three double bedrooms, the master having an en-suite WC. This part of the building also has newly fitted double glazed windows and the central heating boiler was fitted in 2023.

The annex is currently a self contained home having its own front entrance and consists of an open plan ground floor consisting of a fully fitted bespoke kitchen and in keeping with the rest of the property has exposed beams running throughout, there are two bedrooms, one double with storage space and one single and modern shower room.

The pretty outside courtyard space has mature flower beds with paved seating area and is shared by both properties. There is also a gravel driveway providing off road parking which is accessed through double wrought iron gates.

This unique property must be viewed internally to fully appreciate the quality and size of home on offer

## Entrance Hallway

Accessed via composite door leading into the hallway with tiled flooring, a radiator and doors to:-

## Snug

13' 1" x 14' 7" ( 3.99m x 4.45m )  
Having a white electric fireplace, double glazed bay window to the front elevation, double glazed window to the side elevation, a radiator and beams to the ceiling.

## Lounge

14' 6" x 13' ( 4.42m x 3.96m )  
Having an open original fireplace with mantel, a radiator, double glazed bay window to the front elevation and a double glazed window to the rear elevation overlooking the garden.

## Kitchen

16' 5" x 14' 5" ( 5.00m x 4.39m )  
Having a range of wall and base units with work surfaces over, inset one and a half bowl sink unit, integrated fridge freezer, plumbing for washing machine and tumble dryer, gas hob with glass splashback and extractor over, electric oven, double glazed windows to the side and rear elevation, two radiators and composite door to the side elevation leading out to the garden, wall mounted boiler, beams to the ceiling and tiled flooring.

## Bathroom

7' 11" x 10' ( 2.41m x 3.05m )  
Having a bath with separate shower, chrome heated towel rail, tiled flooring and double glazed obscured window to the rear elevation.

## First Floor Landing

Having built-in eaves storage cupboards, a further large storage cupboard and doors off to the bedrooms, one having an en-suite

## Bedroom One

14' 5" x 13' ( 4.39m x 3.96m )  
Having double glazed window to the rear elevation, a radiator and original feature fireplace.

## En Suite

Having low level W.C, wash hand basin and extractor fan.

### Bedroom Two

13' 1" x 14' 6" ( 3.99m x 4.42m )

Having a radiator, double glazed window to the front elevation and storage with loft access.

### Bedroom Three

13' x 14' 7" ( 3.96m x 4.45m )

Having a radiator and double glazed window to the front elevation.

### Outside

To the front of the property is steps up leading to the entrance door.

To the rear is a double gated courtyard garden which is gravelled providing ample off road parking and has a seating area, an outside tap, mature bushes and shrubs.

### Annex

### Open Plan Lounge/ Kitchen

13' 3" x 22' 9" ( 4.04m x 6.93m )

Accessed via composite door leading into the open plan lounge/ kitchen. The kitchen has an inset one and a half bowl sink unit, double glazed window to the front elevation, bespoke wall and base units with granite effect work surface over, cupboard housing the boiler, extractor fan, plumbing for washing machine, gas hob, electric oven and a radiator.

The lounge area has a radiator, electric fireplace, double glazed window to the front elevation and stairs leading to the first floor.

### First Floor

### Shower Room

Having a radiator, corner shower cubicle, low level W.C, vanity wash hand basin, double glazed obscured window to the rear elevation and an extractor fan.

### Bedroom One

12' x 9' 9" ( 3.66m x 2.97m )

Having double glazed window to the front elevation, a radiator, storage cupboard and loft access.

### Bedroom Two

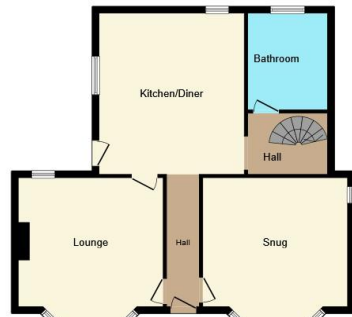
6' 7" x 10' 2" ( 2.01m x 3.10m )

Having a double glazed window to the front elevation and a radiator.

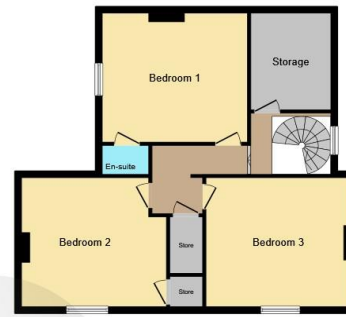








**Ground Floor**



**First Floor**



**Ground Floor**



**First Floor**

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EPC Rating: D

Tenure: Freehold

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