



Hillcrest Drive  
Hucknall Nottingham





# Hillcrest Drive Hucknall Nottingham NG15 6PS

for sale offers over  
**£165,000**



## Property Description

This well presented semi-detached home sits on a generous plot with driveway providing off road parking and rear garden with lawn, paved and decked patio areas and pond.

The property offers entrance hallway, lounge with multi fuel burner, kitchen and utility area with downstairs WC. To the first floor there are two double bedrooms and family bathroom.

Located close to schools, bus links and local amenities the property must be viewed to be fully appreciated - Call BURCHELL EDWARDS 0115 968 0528

## Entrance Hallway

Accessed via composite side door with stairs to the first floor and door leading into the lounge.

## Lounge

12' 10" x 11' 11" ( 3.91m x 3.63m )

Having window to the front elevation, feature fireplace with inset multi-fuel burner, central heating radiator and door into kitchen

## Kitchen

9' 1" x 10' 2" ( 2.77m x 3.10m )

Fitted with a range of wall, base and drawer units with complimentary worksurface over, inset one and a half bowl sink and drainer, tiled splashbacks, space and plumbing for washing machine, space for cooker and an chimney style extractor hood over, breakfast bar, upvc double glazed window to the rear elevation and access into utility area

## Utility Area

Having a central heating radiator, UPVC door to the rear and door to W.C

## W.C

Having central heating radiator, obscured window to the rear, low level W.C. and splashback wall covering

## First Floor Landing

Having window to the side elevation and loft access.

## Bedroom One

12' 10" x 10' 4" ( 3.91m x 3.15m )

Having built in cupboard housing the central heating boiler, upvc double glazed window to the front elevation and central heating radiator.

## Bedroom Two

10' 11" x 9' 5" ( 3.33m x 2.87m )

Having upvc double glazed window to the rear elevation and central heating radiator.

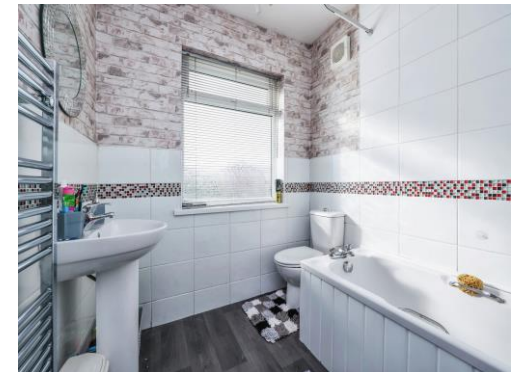
## Bathroom

Fitted with a three piece suite comprising of panelled bath with mains fed shower over, low level W.C. and pedestal wash hand basin, tiled splashbacks, heated towel rail, extractor fan and upvc double glazed obscured window to the rear elevation.

## Outside

The front of the property is blocked paved providing off road parking and path with side gate leading to the rear garden.

The generous enclosed rear garden is mainly laid to lawn with paved patio area, purpose built covered pond with power and connections, further decked seating area, path, wood store, garden shed and fenced boundaries.



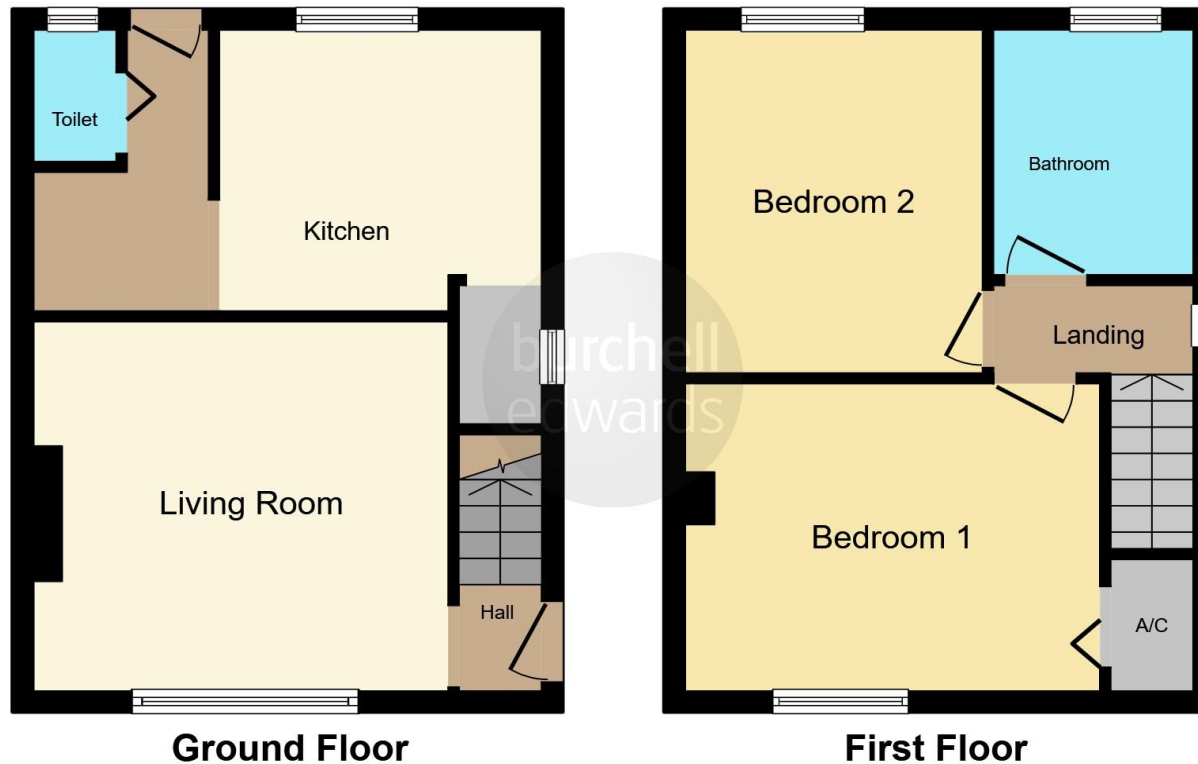












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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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