



St. Johns Crescent  
Hucknall NOTTINGHAM





# St. Johns Crescent Hucknall NOTTINGHAM NG15 7PW

for sale  
**£220,000**



## Property Description

This traditional style three bedroom semi detached home is set in a quiet residential area, with Butlers Hill Tram stop just a short away.

In brief the property offers entrance lobby, lounge with bay window, dining kitchen with patio doors into the garden, utility room and downstairs WC. On the first floor there are three bedrooms, two double and one single and bathroom which offers a spacious luxury feel. The property has a generous front garden with recently laid resin driveway and enclosed rear garden. Viewing is essential to fully appreciate the quality of home on offer - Call 0115 968 0528 today.

## Ground Floor

### Entrance Hallway

Entered into via composite front door and having stairs off to the first floor, central heating radiator and access to:-

### Lounge

13' 11" Max into bay x 14' 10" Max (4.24m Max into bay x 4.52m Max)

Having upvc double glazed bay window to the front elevation, decorative open fireplace with tiled hearth, central heating radiator and door into:-

## Dining Kitchen

13' 3" x 8' 11" Max (4.04m x 2.72m Max)

Having been refitted with a modern range of wall and base with wooden work surface over, inset stainless steel double corner sink with mixer tap, tiled splashback, integrated electric oven, with electric hob over, tiled floor, vertical central heating radiator, coving to ceiling, upvc double glazed window to the rear elevation and upvc French doors leading out to the rear garden and door into:-

## Utility Area

Having tiled floor and upvc double glazed obscured window to the side elevation and generous understairs storage area with door into:-

## Cloakroom

Fitted with a low level WC and vanity wash hand basin, wall mounted central heating boiler, space and plumbing for washing machine, tiled floor and upvc obscured double glazed windows to the side rear elevations.

**First Floor**

**Landing**

Having upvc double glazed window to the side elevation, loft hatch and access to:-

**Bedroom One**

9' 10" x 10' 10" Max into recess (3.00m x 3.30m Max into recess)  
Having upvc double glazed window to the front elevation and central heating radiator.

**Bedroom Two**

10' x 9' 10" (3.05m x 3.00m)  
Having upvc double glazed window to the rear elevation and central heating radiator.

**Bedroom Three**

9' 11" Max x 6' 9" reducing to 3'08 max (3.02m Max x 2.06m reducing to 3'08 max)  
Having upvc double glazed window to the front elevation and central heating radiator.

**Bathroom**

Having been re fitted with a modern three piece suite comprising of bath with mains fed shower over with rainforest head and flexible attachment, vanity wash hand basin with mixer tap and storage and low level WC, tiled splashback, tiled floor, mirror, heated towel rail and upvc double glazed obscured window to the rear elevation.

**Outside**

**Front**

Having a recently laid resin driveway and path with lawn area and side gate leading through to the rear

**Rear**

The enclosed rear garden has mature planted beds and borders, paved patio area, generous lawn area, greenhouse, two water features and fenced boundaries.



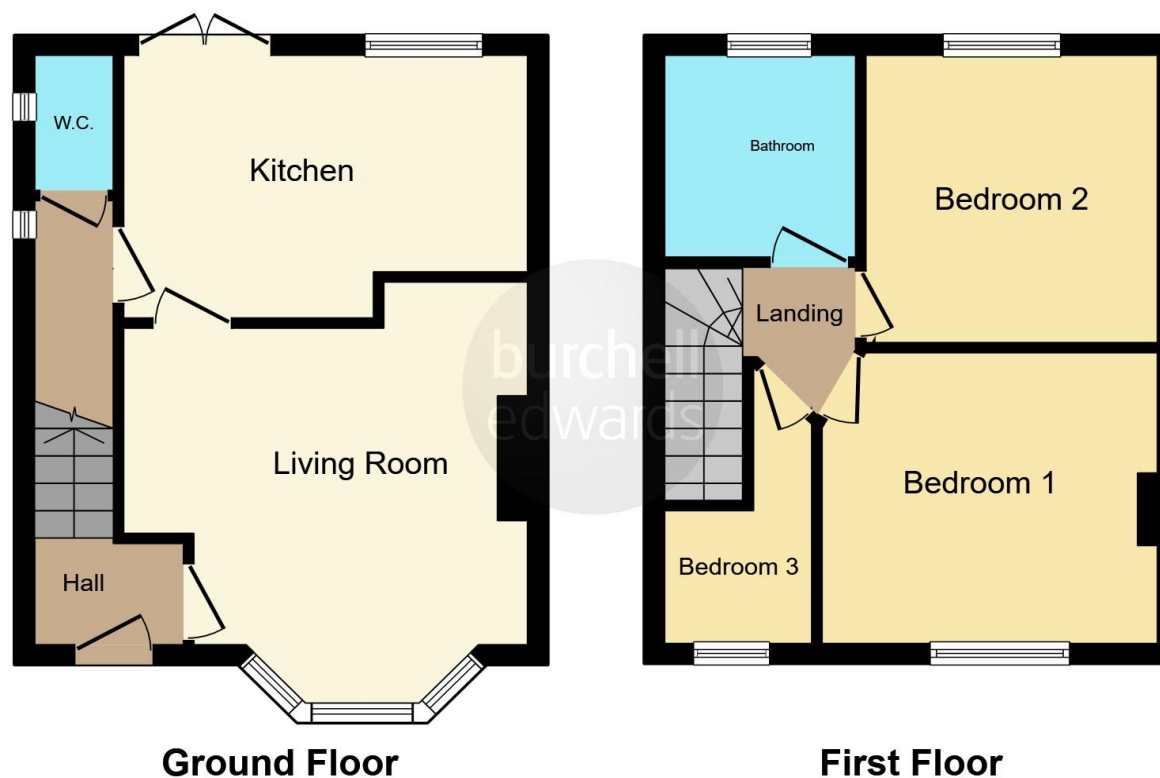












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