



Holly Leaf Road
Hucknall Nottingham



Holly Leaf Road Hucknall Nottingham NG15 7EU

for sale
£270,000



Property Description

Situated within a popular residential area of Hucknall, this beautifully maintained three-bedroom detached property offers spacious and versatile living accommodation, ideal for families and professionals alike.

The ground floor comprises a welcoming entrance hall, downstairs WC, a bright and airy lounge, and a contemporary open-plan kitchen/diner and utility. Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom, with the principal bedroom benefiting from fitted wardrobes and an En-suite.

Externally, the property boasts a generously sized rear garden, ideal for outdoor dining and relaxation. A detached garage and driveway provide ample off-street parking.

Ground Floor

Entrance Hall

Accessed via a composite door to the front with a radiator and tiled flooring.

Lounge

19' 9" x 10' 3" (6.02m x 3.12m)

With a double glazed bay window to the front, double glazed French doors to the rear and two radiators.

Kitchen

16' 9" x 9' 5" (5.11m x 2.87m)

Fitted with wall and base units with complementary work surfaces over with an inset one and a half bowl sink and drainer unit with mixer tap over. With a double glazed windows to the front and rear, two radiators, electric oven, electric hob with extractor hood over, space and plumbing for a washing machine, space for a fridge and freezer and tiled flooring.

Utility Room

7' 1" x 4' 8" Max (2.16m x 1.42m Max)

With space for a tumble dryer, radiator and door to the rear.

Cloakroom

Fitted with a W/C, radiator, pedestal sink and tiled flooring.

First Floor

Landing

With loft access, double glazed window to the rear and access to the bedrooms and bathroom.

Bedroom One

11' 7" x 9' 5" (3.53m x 2.87m)

Having a built-in wardrobe, radiator and a double glazed window to the front.

En-Suite

Fitted with a mains fed shower, W/C, sink, double glazed obscure window to the front and spotlights.

Bedroom Two

10' 3" x 8' 6" (3.12m x 2.59m)

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

Bedroom Three

7' 8" x 7' 3" (2.34m x 2.21m)

With a double glazed window to the rear and a radiator.

Bathroom

Fitted with a low level W/C, bath with shower over, vanity sink, radiator and a double glazed obscure window to the rear.

Outside

Front

To the front of the property you will find a driveway providing off road parking for the property.

Rear

To the rear you will find a fully enclosed rear garden offering a patio seating area and lawned area.

Detached Garage

Having power, lighting and an up and over door.





To view this property please contact Burchell Edwards on

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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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Property Ref: HUK104487 - 0001