



Nottingham Road
Hucknall Nottingham



Nottingham Road Hucknall Nottingham NG15 7QE

for sale offers over
£300,000



Property Description

Welcome to this beautifully extended three-bedroom semi-detached home, ideally situated on the sought-after Nottingham Road in Hucknall. Perfect for families, this property offers generous living space both inside and out.

The ground floor boasts a bright and welcoming bay fronted lounge, an open-plan kitchen/diner ideal for entertaining, and the added benefit of a rear extension which includes a handy utility room and a modern downstairs WC. Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property offers excellent kerb appeal with a neatly maintained front garden, a driveway providing off-street parking, and a detached garage. To the rear, a private garden offers the perfect space for relaxing or entertaining in the warmer months.

Located close to local amenities, schools, and great transport links, this home ticks all the boxes for convenient family living.

Entrance Porch

Accessed via wooden and glass door leading into the porch where there is tiled flooring and door to entrance hallway.

Hallway

Having a stain glass door, stairs off to the first floor and a radiator.

Lounge

11' Plus recess x 13' (3.35m Plus recess x 3.96m)
Having bay window to the front elevation, log burner and a radiator.

Kitchen/ Diner

19' 10" Max x 17' 8" Max (6.05m Max x 5.38m Max)

Having bi-folding doors to the rear, window to the rear, two velux windows, wall and base units with wooden work surfaces over, inset double Belfast sink, two radiators, space for cooker, tiled and laminate flooring, integrated dishwasher, integrated fridge freezer, extractor and ladder cupboard.

Utility Area

4' Max x 7' 5" Max (1.22m Max x 2.26m Max)

Having base units with work surface over, tiled flooring, window to the side and plumbing for washing machine.

Downstairs W.C

Having obscured window to the side, vanity wash hand basin and low level W.C.

First Floor Landing

Having window to the side elevation and doors off to:-

Bedroom One

11' 11" x 11' 10" (3.63m x 3.61m)

Having window to the front elevation and a radiator.

Bedroom Two

11' x 10' (3.35m x 3.05m)

Having window to the rear elevation and a radiator.

Bedroom Three

7' 11" x 7' 1" (2.41m x 2.16m)

Having window to the front elevation and a radiator.

Bathroom

Having vanity wash hand basin, a radiator, obscured window to the rear elevation, bath with mains fed shower over, a radiator and low level W.C.

Outside

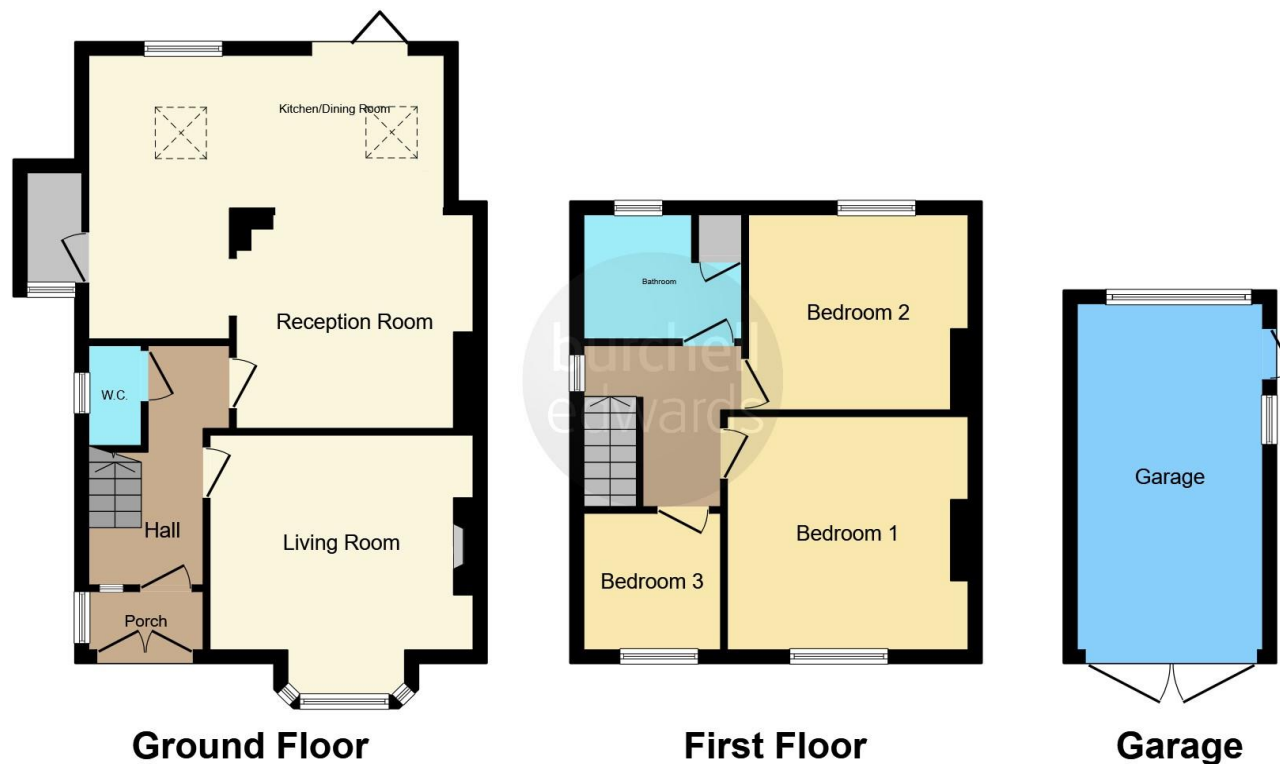
To the front of the property is a laid lawn frontage with mature shrub border, driveway providing ample off road parking, a garage with power and lighting.

To the rear the garden has a patio seating area, laid lawn section with mature tree and shrub borders, outside power sockets, outside tap, side access and is fully enclosed.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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