



Vaughan Avenue
Hucknall Nottingham



Vaughan Avenue Hucknall Nottingham NG15 8BT

for sale
£300,000



Property Description

This much loved extended detached family home must be viewed to be fully appreciated.

The property offers entrance hallway, spacious lounge diner, modern kitchen with utility area and downstairs WC. To the first floor there are three bedrooms, bathroom and separate WC. The property also offers a garage, driveway and enclosed generous rear garden with patio area.

Located in a popular and much sought after area close to great transport links, (bus, tram and train) with schools and shops close by, it really does offer it all.

Call 0115 968 0528 to arrange your viewing

Entrance Hallway

Entered into via UPVC double glazed front door with central heating radiator and stairs to the first floor.

Lounge/ Diner

24' 5" x 12' 5" Max (7.44m x 3.78m Max)

Having UPVC double glazed bay window to the front and double glazed patio door leading out to the rear garden, wall mounted electric fire and TV point.

Kitchen

8' x 8' 10" (2.44m x 2.69m)

Having a range of matching wall, base and drawer units with complimentary work surfaces over, integrated double oven with electric hob, space and plumbing for washing machine, inset stainless steel sink and drainer units with mixer tap, understairs pantry and UPVC double glazed window to the rear.

Utility Area

9' Max x 6' 11" Max (2.74m Max x 2.11m Max)

Being a useful storage space with a central heating radiator and UPVC door leading out to the rear.

Downstairs W.C

Having low level W.C, wash hand basin, central heating radiator and UPVC double glazed obscured window to the rear.

First Floor Landing

Having built-in airing cupboard, UPVC double glazed window to the side and loft access with ladder and being boarded.

Bedroom One

13' 1" Max x 12' 5" Max (3.99m Max x 3.78m Max)

Having UPVC window to the front elevation and central heating radiator.

Bedroom Two

10' x 12' (3.05m x 3.66m)

Having UPVC double glazed window to the rear, coving to the ceiling and a radiator.

Bedroom Three

9' x 6' 1" (2.74m x 1.85m)

Having UPVC double glazed window to the front elevation, built-in storage cupboard and a radiator.

Shower Room

Having built-in shower cubicle with mains fed shower, pedestal wash hand basin, extractor fan, fully tiled walls, heated towel rail, spot lights, extractor fan and UPVC double glazed obscured window to the rear.

Separate W.C

Having low level W.C, fully tiled and UPVC obscured window to the rear.

Outside

The property sits on a generous plot. To the front the property has a driveway providing off road parking and access to the garage with decorative gravel area and planted beds and borders.

The enclosed rear garden is mainly laid to lawn with fenced boundaries, planted borders and paved patio area.

Garage

Having up and over door, power and lighting.

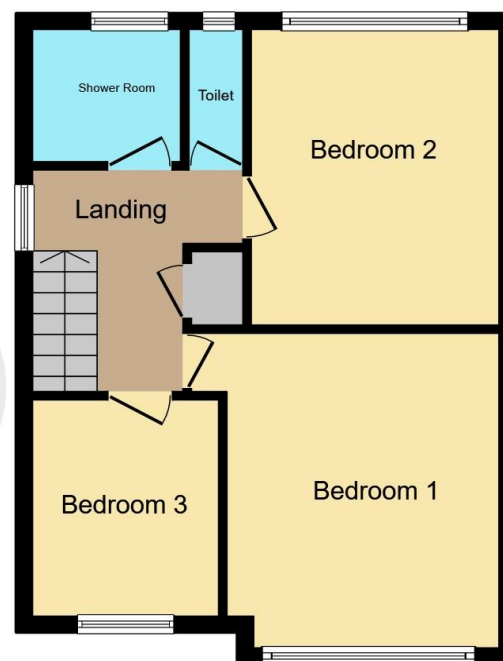








Ground Floor



First Floor

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

To view this property please contact Burchell Edwards on

T 0115 968 0528
E hucknall@burchelledwards.co.uk

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 NOTTINGHAM NG15 7AX

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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