

7 high street
hucknall
nottingham
NG15 7HJ

need2view
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Sales & Lettings

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**230 NOTTINGHAM ROAD
HUCKNALL
NOTTINGHAMSHIRE
NG15 7QD**



OFFERS OVER £350,000

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ.

TENURE

Freehold

- Extended Semi Detached Property
- Three Storey
- Three Bedrooms
- Modern Dining Kitchen
- Conservatory Extension To The Rear
- Ground Floor W.C
- Substantial Plot and Sizeable Garden
- Double Garage and Large Driveway
Providing Parking For Multiple
Vehicles

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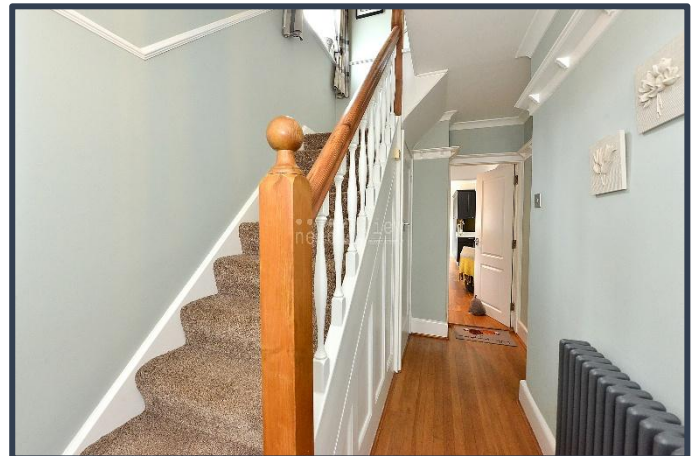
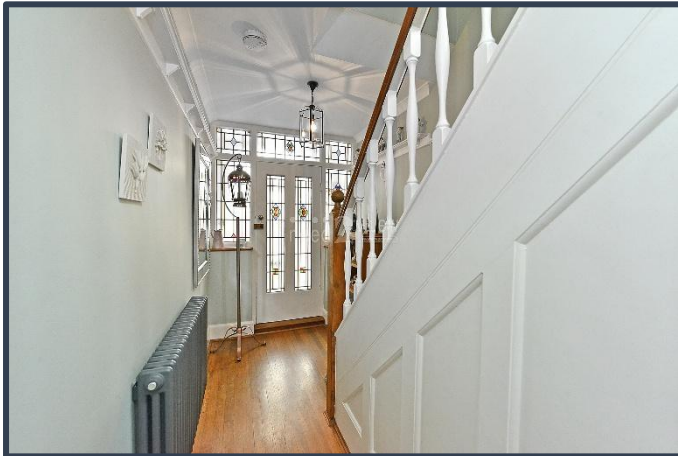
Need2View are delighted to bring to market this **STUNNING**, three bedroom, three storey, extended semi detached property, situated in a **PRIME LOCATION** in the popular town of Hucknall in Nottinghamshire, close to local amenities, good schools and excellent transport links to Nottingham City Centre.

The property offers a spacious living room, modern dining kitchen, a conservatory and a W.C. to the ground floor, whilst the first floor has two double bedrooms, a dressing room and the family bathroom and finally the second floor has a stunning master bedroom with beautiful views to the rear. Outside to the rear of the property there is a good sized, easy to maintain, enclosed garden with access to a garage and to the front of the property there is a large driveway providing ample parking for multiple vehicles. This charming property is ready to move in to and would make the **PERFECT** family home.

Entrance door into:

HALLWAY

With stairs to the first floor landing, understairs storage cupboard, access to the ground floor rooms, radiator and ceiling light points.



LOUNGE

16'4" x 11'4" A spacious family room with UPVC double glazed window to the front, exposed brick feature fireplace with a log burner, radiator, power and ceiling light points.



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KITCHEN/DINER

22'6" x 18'8" Fitted with a range of wall and base units in a dark grey finish with coordinating work surfaces, integrated washing machine, integrated fridge freezer, integrated dishwasher, integrated oven, gas hob, extractor fan, ceramic sink with mixer tap, exposed brick feature fireplace with log burner, access to the conservatory, access to the ground floor W.C., UPVC double glazed windows to the side, door to the side, radiator, power and ceiling light points.



CONSERVATORY

13" x 11'2" UPVC double glazed windows, door to the rear garden, power and lighting.



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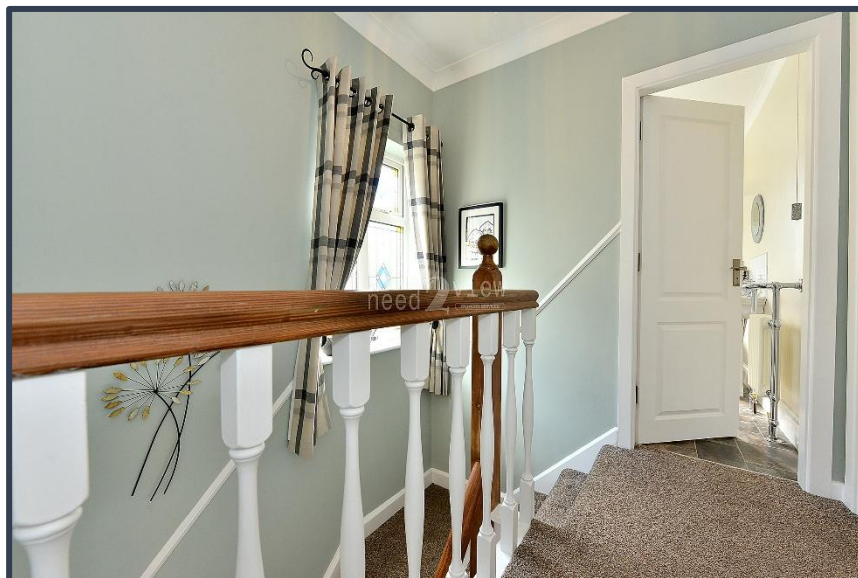
GROUND FLOOR W.C.

6'10" x 3'10" With wash hand basin and W.C., UPVC double glazed window to the rear, radiator and ceiling light point.



FIRST FLOOR LANDING

With stairs to the second floor, access to the bedrooms and the family bathroom, UPVC double glazed window to the side, power and ceiling light points.



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BEDROOM ONE

14'11" x 11'11" With UPVC double glazed window to the rear, fitted wardrobes, radiator, power and ceiling light points.



DRESSING ROOM

7'4" x 6'6" With UPVC double glazed window to the front, access to the second bedroom, radiator, power and ceiling light points.

BEDROOM TWO

11'3" x 8'9" With UPVC double glazed window to the front, radiator, power and ceiling light points.



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BATHROOM

9'3" x 6'11" White suite comprising of a wash hand basin, W.C., a free standing bath and a separate shower cubicle, part wall tiling, UPVC double glazed window to the rear, radiator and ceiling light point.



MASTER BEDROOM

20'10" x 13'1" Located on the second floor with large UPVC double glazed window to the rear, Velux roof windows, radiator, power and ceiling light points.



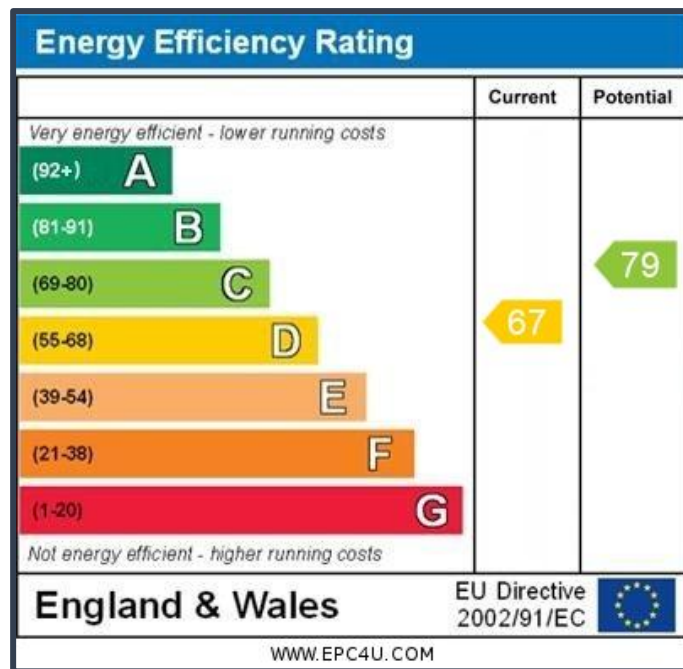
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OUTSIDE

To the rear of the property there is a good sized, easy to maintain garden with a driveway leading from the front of the property down to a garage/workshop at the far end, a summer house, a patio area and sections laid to lawn, all enclosed with fences.



EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Ashfield District Council

Council Tax Band – B

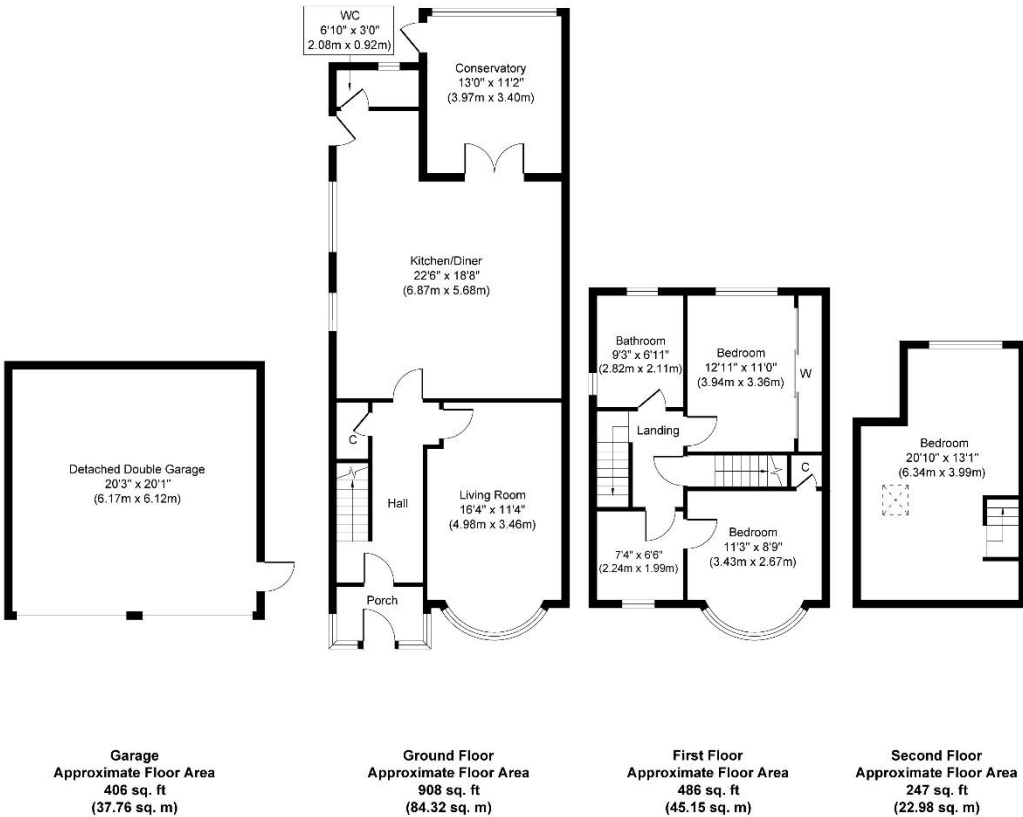
Primary School – Butlers Hill Infant and Nursery School/Broomhill Junior School

Secondary School – The Holgate Academy

Stamp Duty on Asking Price: £2,500 - £7,500 (Additional costs may apply if being purchased as a second property)

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FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.