



DavidJames
the estate agent

Ashgate Road, Hucknall, Nottingham, NG15 7UT

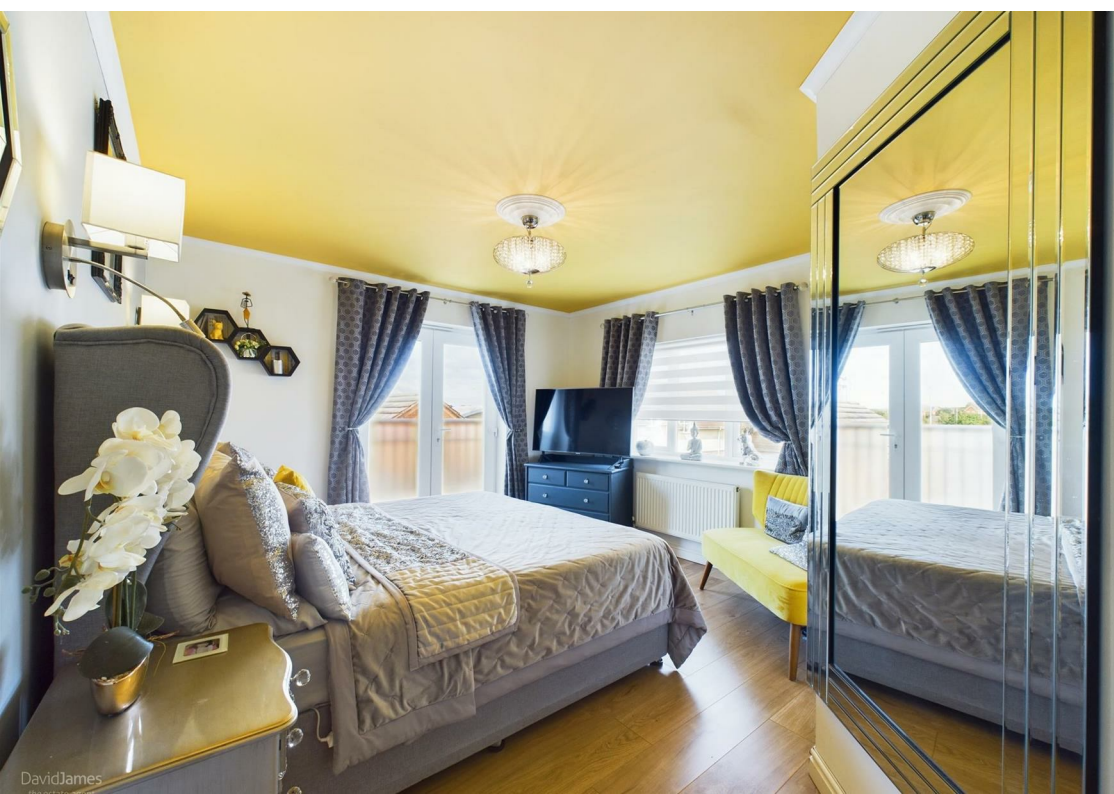
Guide Price £350,000

About This Property

Guide Price £350,000-£375,000 A fantastic opportunity to acquire this immaculately presented 4/5 bedroom family home, ideally situated just a short walk from Hucknall's shopping amenities and tram and bus links to the city centre alongside a variety of nearby schools which are also within easy reach! The ground floor comprises an entrance hall with WC, a spacious lounge with an electric fire and bi-fold doors out to the garden and a stunning breakfast kitchen which sits open plan to the dining room and benefits from Quartz worktops, a feature breakfast bar and a range of integrated appliances including an oven, Miele induction hob and a dishwasher. Upstairs, the first floor features two double bedrooms, a versatile office/bedroom 5 that also houses useful utilities and a superb modern family bathroom with a four piece white suite including a separate shower cubicle. The top floor enjoys a further two double bedrooms, both enjoying en-suites with the main bedroom having a Juliet balcony to take advantage of the views. Outside, the enclosed rear garden is mostly lawned with established planting and a patio seating area which is ideal for outdoor dining and entertaining. A garage and two driveways provide plenty of off-road parking. Viewing highly recommended!

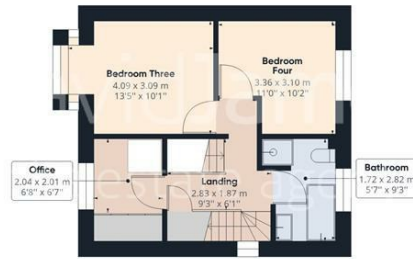


- Immaculately presented detached family home
- 4/5 bedrooms (bedroom 5/home office)
- Entrance hall with cloakroom/WC
- Bright and spacious lounge with feature bi-fold doors and fireplace
- Dining room open plan to the fantastic kitchen
- Beautiful modern kitchen with breakfast bar, integrated appliances and Quartz worktops
- 2 en-suite shower rooms and superb modern family bathroom with separate shower cubicle
- Low maintenance enclosed garden with patio area
- 2 driveways and garage provide ample off-street parking
- Within easy reach of Hucknall's amenities and tram and bus links to the city centre





Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
 145.56 m²
 1566.82 ft²

Reduced headroom
 0.54 m²
 5.84 ft²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band: D
Ashfield District Council
Freehold

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