HoldenCopley

PREPARE TO BE MOVED

Boatswain Drive, Hucknall, Nottinghamshire NG15 7SX

Asking Price £320,000

Boatswain Drive, Hucknall, Nottinghamshire NG15 7SX

PREPARE TO BE IMPRESSED...

With this extended three bedroom detached house offering spacious accommodation whilst being exceptionally well presented, suited for any growing family. Situated in a quiet cul-de-sac within a popular location and has easy access to various local amenities, schools and excellent transport links. To the ground floor is an entrance hall, a bay fronted living room, a modern fitted kitchen with a utility area and a W/C along with an 'L' shaped dining room, benefiting from underfloor heating and bi-folding doors opening out to the rear patio. The first floor has three good sized bedrooms all featuring in-built wardrobes complete with two bathroom suites and access to a boarded loft for additional storage space. Outside to the front is a driveway with access into the garage and to the rear is a landscaped south-facing garden.

MUST BE VIEWED

- Detached House
- Three Bedrooms
- Two Bathrooms & v=Ground Floor W/C
- Two Reception Rooms
- Fitted Kitchen
- Newly Fitted Carpets
- South-Facing Garden
- Driveway & Garage
- Ample Storage Space
- Quiet Location

GROUND FLOOR

Entrance Hall
14'9" x 5'2" (4.5 x 1.6)
The entrance hall carpeted flooring, a radiator, a wall mounted thermostat and security alarm panel, UPVC double glazed frosted glass windows to the front elevation and a composite front door providing access into the accommodation

Living Room
16'4" x 11'9" (5.0 x 3.6)
The living room has a UPVC double glazed bay window to the front elevation, wooden flooring with underfloor heating, coving to the ceiling, a TV point, a feature fireplace with an electric fire and a radiator

Kitchen
11'5" x 10'5" (3.5 x 3.2)
The kitchen has a range of fitted base and wall units with worktops and breakfast bar, a sink and a half with mixer taps and drainer, an integrated oven, a four ring gas hob with an extractor fan and glass splashback, an integrated fridge freezer, an integrated dishwasher, marble tiled flooring, a radiator, an in-built under stair cupboard, a UPVC double glazed window to the rear elevation and an open arch to the utility area

Utility Area
3'7" x 6'2" (1.1 x 1.9)
The utility area has floor to ceiling fitted cupboards, marble tiled flooring and a UPVC door to the rear garden

W/C
4'7" x 5'6" (1.4 x 1.7)
This space has a low level flush W/C, a wall mounted wash basin, tiled splashback, marble tiled flooring, a radiator, an extractor fan and a UPVC double glazed obscure window to the rear elevation

Dining Room
18'4" x 20'0" (5.6 x 6.1)
The 'L' shaped dining room has wooden flooring with underfloor heating, two radiators, a wall mounted thermostat, recessed spotlights, three skylight windows, a full length UPVC double glazed window to the side elevation and a bi-folding door to the rear garden

FIRST FLOOR

Landing
The landing has carpeted flooring, an in-built cupboard, access to a boarded loft with lighting and provides access to the first floor accommodation

Master Bedroom
12'1" x 12'5" (3.7 x 3.8)
The main bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator, in-built wardrobes, an in-built cupboard and access into the en-suite

En-Suite
5'2" x 5'6" (1.6 x 1.7)
The en-suite has a low level dual flush W/C, a wall mounted wash basin, tiled splashback, an electrical shaving point, a corner fitted shower enclosure, a chrome heated towel rail, carpeted flooring, an extractor fan and a UPVC double glazed obscure window to the front elevation

Bedroom Two
9'2" x 19'4" (2.8 x 5.9)
The second bedroom has a UPVC double glazed window to the front and rear elevation, carpeted flooring, two radiators and an in-built wardrobe

Bedroom Three
8'2" x 10'2" (2.5 x 3.1)
The third bedroom has a UPVC double glazed window to the rear elevation, wood effect flooring, a radiator and an in-built wardrobe

Bathroom
7'6" x 6'2" (2.3 x 1.9)
The bathroom has a concealed flush W/C combined with a vanity unit wash basin, a 'P' shaped bath with central taps and an overhead rainfall shower, a shower screen, a chrome heated towel rail, floor to ceiling tiles and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front
To the front of the property is a lawned area, a driveway, courtesy lighting, access into the garage and gated access to the rear garden

Garage

Rear
To the rear of the property is a private enclosed south-facing garden with a patio area, an outdoor tap, a lawn, a range of plants and shrubs, courtesy lighting, a decking area with a pond, fence panelling and hedged borders

DISCLAIMER
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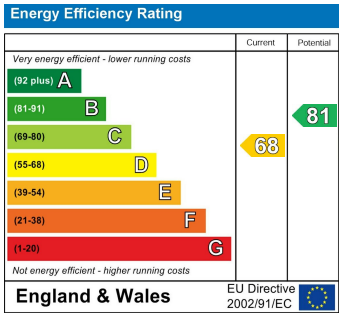

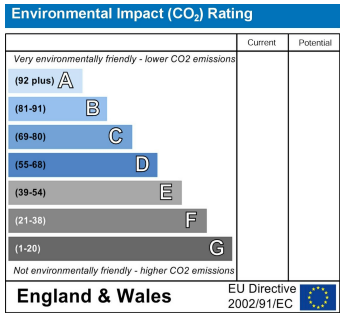

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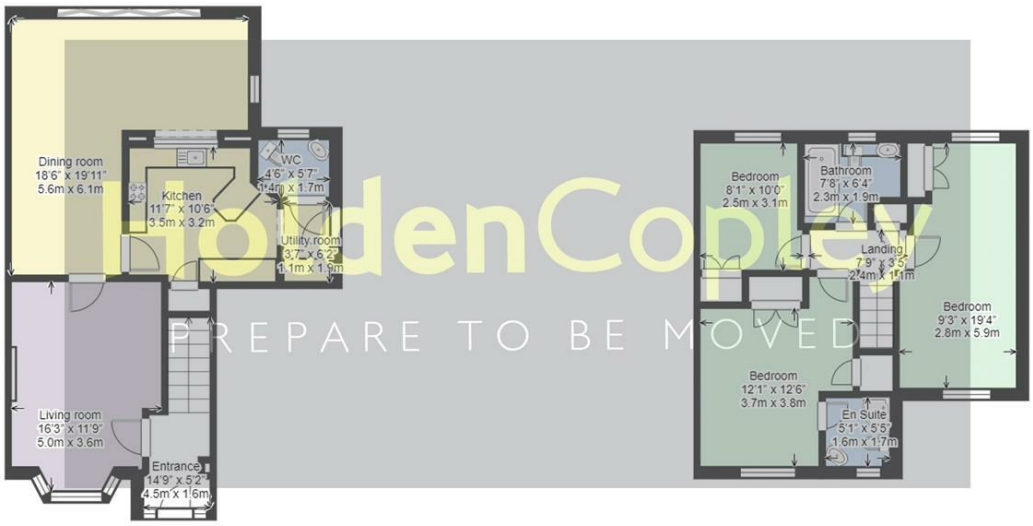

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Approx. Gross Internal Area of the Ground floor:
655.31 Sq Ft - 60.88 Sq M
Approx. Gross Internal Area of the Entire Property:
1183.17 Sq Ft - 109.92 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
527.86 Sq Ft - 49.04 Sq M
Approx. Gross Internal Area of the Entire Property:
1183.17 Sq Ft - 109.92 Sq M

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