



Pilot Drive,
Hucknall, Nottingham
NG15 6WD

£230,000 Freehold



****GUIDE PRICE £230,000 - £240,000****

****PERFECT FIRST TIME BUY OR INVESTMENT!****

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC THREE BEDROOM, SEMI -DETACHED HOME situated in the HEART of HUCKNALL, NOTTINGHAM.

Upon entry, you are welcomed into the entrance hallway which leads to the lounge. Off the lounge is the kitchen/diner with fitted units and French doors opening onto the rear garden. The enclosed garden also offers laid to lawn and patio area with a shed, perfect for all of your outdoor tools.

Stairs lead up to landing, first double bedroom, second double bedroom, third bedroom and family bathroom featuring a three piece suite.

The front of the home offers parking for at two cars on the driveway, with a small garden offering laid to lawn.

A viewing is ESSENTIAL to appreciate the accommodation on offer!



Hallway

4'1" x 5'4" approx (1.25m x 1.64m approx)

Composite entrance door, wall mounted radiator, stairs to the first floor and doors to:

Lounge

11'9" x 13'10" approx (3.6m x 4.24m approx)

Carpeted flooring, double glazed window to the front, two radiators and door to understairs storage.

Kitchen Diner

10'10" x 15'2" to 14'8" approx (3.31m x 4.63m to 4.49m approx)

With a range of wall, base and drawer units with work surfaces over, splashbacks, sink and drainer with mixer tap, built-in CDA fan oven with four ring CDA gas hob above and extractor hood over, built-in dishwasher, plumbing for a washing machine, tiled wood effect flooring, double glazed door to the rear garden with double glazed windows either side, space for a fridge freezer, access to:

Cloaks/w.c.

4'3" x 2'9" approx (1.31m x 0.86m approx)

Low flush w.c., wood effect tiled flooring, tiled splashbacks, wall mounted radiator, wash hand basin with hot and cold taps.

First Floor Landing

6'0" x 8'8" approx (1.85m x 2.66m approx)

Hand rail continuing to the landing, carpeted flooring, loft hatch with pull down ladder housing the combination boiler (1 year old) and doors to:

Bedroom 1

8'4" x 12'11" approx (2.55m x 3.96m approx)

Wall mounted radiator, carpeted flooring, two double glazed windows to the rear.

Bedroom 2

8'4" x 11'11" approx (2.56m x 3.65m approx)

Carpeted flooring, two double glazed windows to the front and a radiator.

Bedroom 3

9'1" x 6'0" approx (2.79m x 1.83m approx)

Carpeted flooring, double glazed window to the rear and radiator.

Bathroom

5'11" x 6'2" approx (1.81m x 1.9m approx)

Tiled flooring, bath with mixer tap and mains fed shower over, tiled splashbacks, low flush w.c., wash hand basin with mixer tap, heated towel rail and double glazed window to the front.

Outside

To the front there is a driveway providing off road parking for two cars, lawned garden with hedge to the boundaries, gated access to the rear garden.

To the rear of the property there is a patio area leading onto a lawned area, fencing to the boundaries and there is a garden shed.

Council Tax

Ashfield Council Band B

Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 7mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

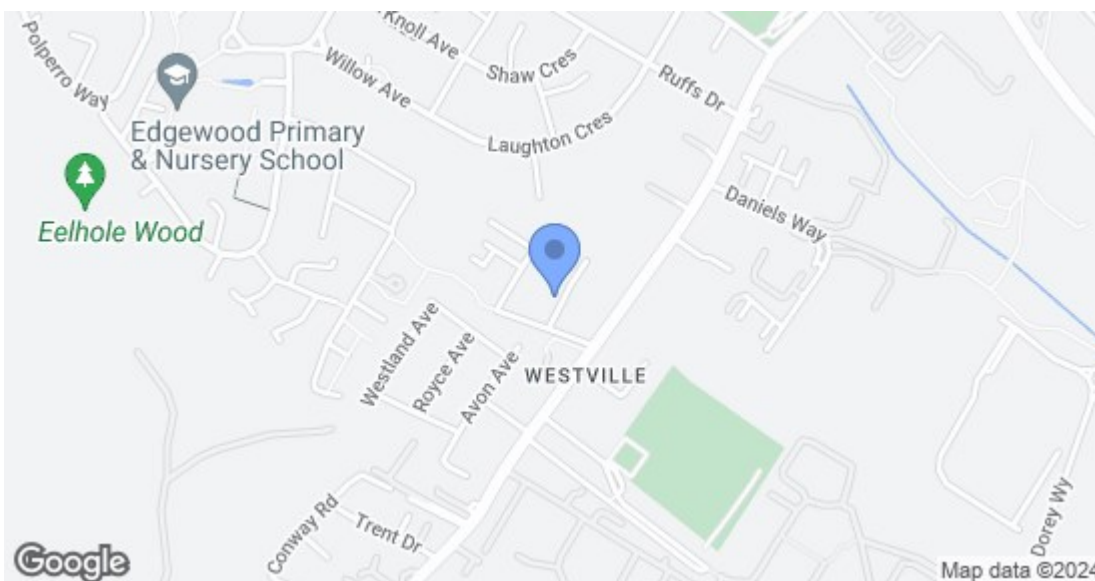
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.