



Meadow Croft Gardens,  
Hucknall, Nottingham  
NG15 6UN

**£295,000 Freehold**



#### A STUNNING TWO BEDROOM DETACHED BUNGALOW IN THE HEART OF HUCKNALL

Robert Ellis is delighted to present this immaculate and contemporary two-bedroom detached bungalow, perfectly positioned in a peaceful and highly sought-after residential area of Hucknall. This exceptional property offers a harmonious blend of modern living and comfortable accommodation, making it an ideal choice for a variety of buyers including young professionals, small families, or those looking to downsize without compromising on quality or style.

Upon entering, you are greeted by a welcoming and spacious entrance hallway that sets the tone for the rest of this beautiful home.

The heart of the home is undoubtedly the impressive open-plan kitchen and dining area. The modern kitchen boasts a range of sleek fitted units with complimentary work surfaces and integrated appliances, including an oven, hob, extractor fan, fridge-freezer, and dishwasher. The generous dining space provides the perfect setting for entertaining guests or enjoying family meals, with plenty of natural light flooding through, creating a warm and inviting atmosphere. Adjoining the kitchen/diner is the generously sized lounge area, thoughtfully designed to offer both comfort and style. The lounge features contemporary décor and ample space for a variety of furniture configurations. Large bifold doors seamlessly connect the indoor living space to the outside, allowing for an abundance of natural light and providing a wonderful extension to the living area during the warmer months.

The property offers two well-proportioned bedrooms, each thoughtfully designed to provide restful and private spaces. The master bedroom is a particular highlight, featuring plush carpeting, built-in wardrobes for ample storage, and the added luxury of a modern En-suite shower room complete with high-quality fixtures and fittings. The second bedroom is equally spacious and versatile, suitable for use as a guest room, children's bedroom, or home office.

The contemporary family bathroom is fitted with a stylish Four-piece suite comprising a bath, low-level W/C, pedestal washbasin and walk in shower enclosure. Finished with attractive tiling and modern fittings, it provides a relaxing space to unwind after a long day.

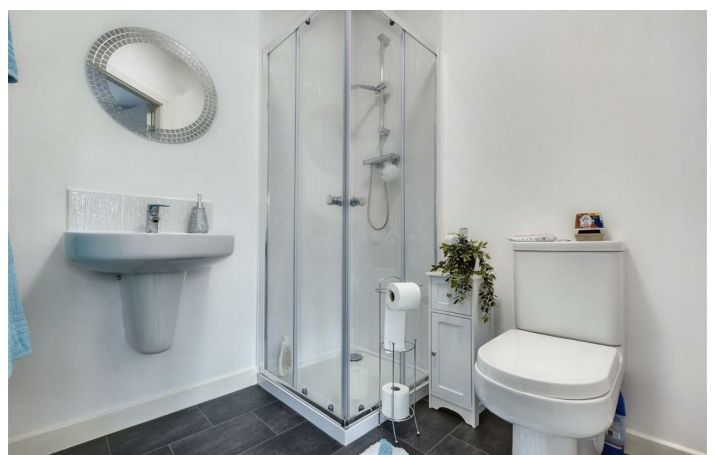
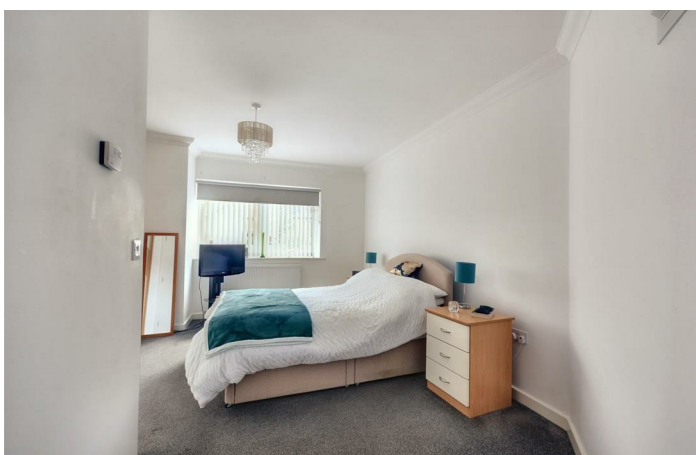
Stepping outside, the property continues to impress with a beautifully landscaped, low-maintenance rear garden. The private and enclosed garden features a combination of paved patio areas and artificial lawn, providing the perfect setting for outdoor dining, entertaining, or simply enjoying a peaceful retreat. Mature shrubs and fencing enhance the privacy and tranquility of this delightful outdoor space.

To the front of the property, there is a well-maintained driveway providing off-road parking, ensuring convenience and security for homeowners and visitors alike.

Situated in the thriving town of Hucknall, this property benefits from an array of local amenities and excellent transport links. Hucknall offers a vibrant town center with a variety of shops, supermarkets, coffee shops, bars, and a cinema, catering to all your daily needs and leisure activities. For families, there are several reputable primary schools and two secondary schools close to, along with a selection of doctors and dental practices.

Commuters will appreciate the excellent public transport options, including tram, bus, and train services providing easy access to Nottingham city center and surrounding areas. Additionally, the property offers convenient road links to junctions 26 and 27 of the M1 motorway, making it an ideal location for those needing to travel further afield.

This exceptional bungalow truly offers the best of modern living in a prime location. Early viewing is highly recommended to fully appreciate the size, quality, and beauty of this remarkable home. Contact our dedicated team today to arrange your personal tour and take the first step towards making this stunning property your own.



### Entrance Hallway

With a modern double glazed composite door to the side, coving to the ceiling, ceiling light points, two large built-in cupboards providing useful additional storage, one housing the Worcester Bosch combination boiler. Internal panelled doors to:

### Bedroom 1

18'9" x 13'10" approx (5.72m x 4.22m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, built-in wardrobes with sliding doors and panelled door to:

### En-Suite

6' x 5'8" approx (1.83m x 1.73m approx)

Three piece suite comprising of a walk-in shower enclosure with mains fed shower above, wall hung vanity wash hand basin with tiled splashback, low flush w.c., linoleum flooring, chrome heated towel rail, ceiling light point and extractor fan.

### Bedroom 2

10'8" x 9'1" approx (3.25m x 2.77m approx)

UPVC double glazed window to the side elevation, loft access hatch, coving to the ceiling, ceiling light point, wall mounted double radiator.

### Bathroom

6'3" x 11' approx (1.91m x 3.35m approx)

A modern white four piece suite comprising of a panelled bath with mixer shower attachment above, low flush w.c., wall hung vanity wash hand basin, walk-in shower enclosure with mains fed shower, tiled splashbacks, linoleum flooring, ceiling light point, large chrome heated towel rail, extractor fan and Velux roof light providing natural day light.

### Open Plan Kitchen/Lounge

#### Kitchen

8'1" x 16'2" approx (2.46m x 4.93m approx)

With a range of matching wall and base units incorporating a laminate work surface over, 1 ½ bowl stainless steel sink with mixer tap above, integrated oven with four ring gas hob over and extractor hood above, glass splashback,

integrated fridge/freezer, recessed spotlights to the ceiling, coving to the ceiling, UPVC double glazed window to the side elevation, integrated dishwasher, integrated washing machine, linoleum flooring, open through to:

### Lounge/Diner

19'1" x 16'3" approx (5.82m x 4.95m approx)

This L shaped lounge/diner benefits from having UPVC double glazed bi-fold doors leading to the landscaped rear garden, two wall mounted radiators, coving to the ceiling, wall hung feature electric fireplace, ample space for both sitting and dining table.

### Outside

The rear garden has been landscaped by the current owners and comprises fencing to the boundaries, large patio area with a low maintenance artificial lawn. Space and point for a free standing shed with power, additional covered pergola, external sockets, raised flower beds, powered awning to the rear creating shade when required.

### Council Tax

Ashfield Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 22mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

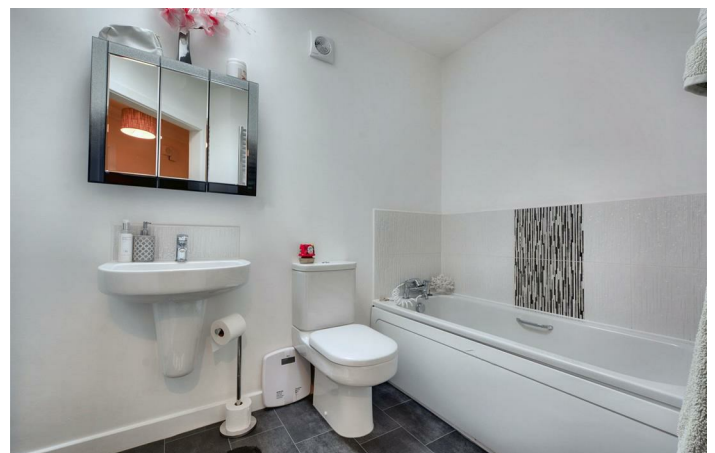
Flood Risk – No, surface water medium

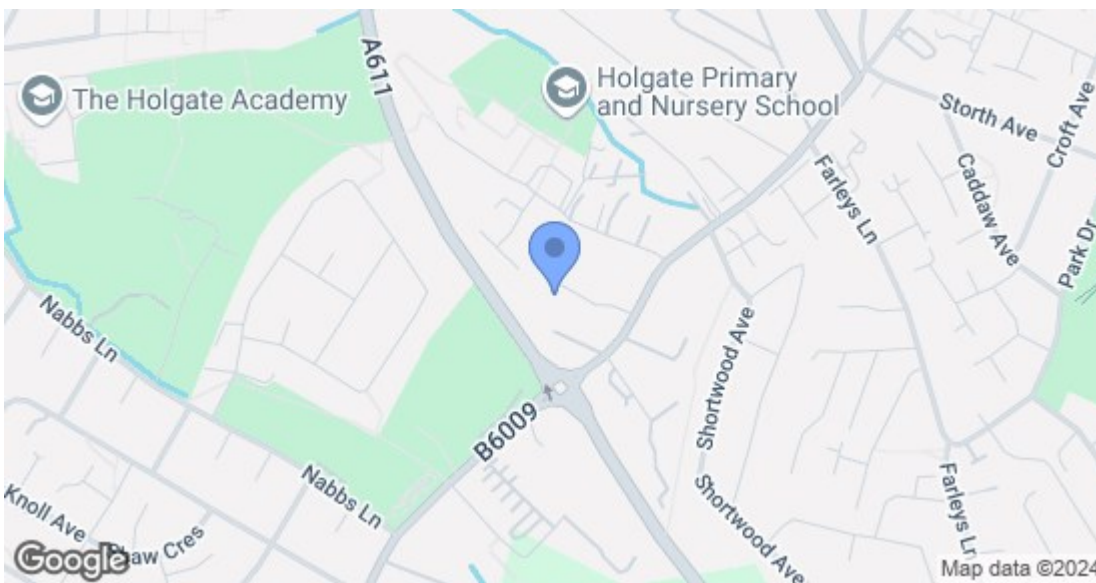
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.