

# HoldenCopley

PREPARE TO BE MOVED

Broomhill Road, Hucknall, Nottinghamshire NG15 6AJ

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**£900 PCM**

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## STUNNING SEMI...

This two bedroom semi detached house is beautifully presented throughout whilst boasting of ample space and storage throughout making the perfect home for any couples or working professionals looking to be located in the popular area of Hucknall within close proximity to local amenities such as shops, parks and transport links. Internally to the ground floor is a hall, a fitted kitchen, spacious lounge/diner and the added benefit of a utility room. To the first floor are two good sized bedrooms serviced by a three piece bathroom suite. Outside to the front there is a patio area providing off street parking for two cars and to the rear is a private enclosed garden perfect for Summer!

MUST BE VIEWED





- Semi Detached
- Two Double Bedrooms
- Modern Fitted Kitchen
- Spacious Lounge/Diner
- Utility Room
- Three Piece Bathroom Suite
- Off Street Parking For Two Cars
- Private Enclosed Garden
- Popular Area
- 360 Virtual Tour Available





## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

The hall has wooden flooring and carpeted stairs, a radiator, thermostat and a single composite door providing access into the accommodation

#### Kitchen

12'7" x 7'5" (3.84m x 2.27m)

The kitchen has wooden flooring, partially tiled walls, a range of fitted wall and base units, an integrated oven with separate ceramic hobs, a sink with a drainer and mixer taps, space for a fridge/freezer and other appliances, some in-built storage cupboards and a UPVC double glazed window to the rear elevation

#### Lounge/Diner

20'1" x 10'11" (6.13m x 3.35m)

The lounge/diner has carpeted flooring, a recessed chimney breast with a mantle piece and a log burner, two radiators, a UPVC double glazed window to the front elevation and UPVC double glazed French doors providing access to the rear garden

#### Utility Room

9'10" x 4'5" (3.00m x 1.36m)

The utility hall has vinyl flooring, partially tiled walls and a range of fitted wall and base units with tiled worktops, a stainless steel sink with a drainer and mixer taps, built in shelving, space and plumbing for a washing machine and other appliances and a UPVC double glazed window to the front elevation there is also access to the front via a single doorway through to the rear of the property

### FIRST FLOOR

#### Landing

The landing has carpeted flooring, a radiator, smoke alarm, loft hatch, a UPVC double glazed window to the side elevation and provides access to the first floor accommodation

#### Master Bedroom

14'3" x 10'3" (4.35m x 3.13m)

The main bedroom has carpeted flooring, a radiator, fitted wardrobes access to a storage cupboard and two UPVC double glazed windows to the front elevation

#### Bedroom Two

10'11" x 9'7" (3.34m x 2.93m)

The second bedroom has carpeted flooring, a radiator, access to a storage room and a UPVC double glazed window to the rear elevation

#### Bathroom

6'1" x 5'5" (1.86m x 1.67m)

The bathroom has wood effect flooring, fully tiled walls, extractor fan, a wall mounted towel rail, a wash basin unit, a low level flush WC, panelled bath with taps, a wall mounted electric shower and a shower screen and a UPVC double glazed obscure window to the rear elevation

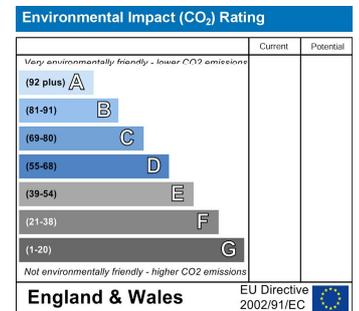
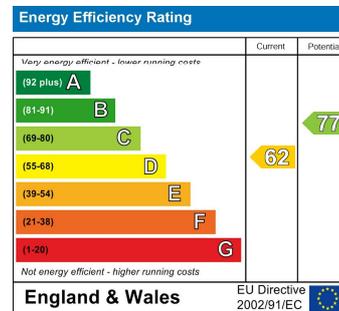
### OUTSIDE

#### FRONT

To the front is patio area providing off street parking for two cars, with decorative plants and shrubs

#### REAR

To the rear is a private enclosed garden with a decorative decking and patio area with access to the shed with fence surrounding





FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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**01158228800**

4 Croft Road, Arnold, Nottingham, NG5 7DX

[lettings@holdencopley.co.uk](mailto:lettings@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)