



**Annies Close, Hucknall Nottingham NG15 6FR**

welcome to

## Annies Close, Hucknall Nottingham

- Modern Detached House
- Three Bedrooms
- Immaculate Throughout
- Conservatory
- Gas Central Heating & Double Glazing

Tenure: Freehold EPC Rating: C

offers over

**£280,000**

### Entrance Hallway

With stairway to the first floor, a wall mounted radiator, access to the cloakroom and all ground floor accommodation.

### Cloakroom

With UPVC double glazed window to the front elevation, WC & hand wash basin.

### Lounge/Diner

23' 4" x 10' 10" ( 7.11m x 3.30m )  
Spacious through lounge dining room with feature fireplace and surround, radiator, double glazed window to the front and double glazed sliding doors to the conservatory.

### Conservatory

9' 8" x 9' 8" ( 2.95m x 2.95m )  
Brick dwarf wall and doubled glazed over-looking and leading to the rear garden.

### Kitchen

10' 4" x 8' 10" ( 3.15m x 2.69m )  
Fully fitted with a range of modern base and wall units including a single drainer sink with mixer tap. Integrated oven and hob, plumbing for an automatic washing machine, double glazed windows and external rear door.

### Landing

Landing with double glazed window and loft access.

### Bedroom One

12' 10" x 10' 8" ( 3.91m x 3.25m )  
Double glazed window and radiator.

### Bedroom Two

10' 4" x 9' 8" ( 3.15m x 2.95m )  
Double glazed window and radiator.

### Bedroom Three

8' 10" x 7' 1" ( 2.69m x 2.16m )  
Double glazed window and radiator.

### Bathroom/Shower Room

Fitted with a white suite, radiator and double glazed window.

### Outside

To the front a lawned garden and driveway leading to the side, to the rear a detached garage and fully enclosed low maintenance garden.

### Detached Garage

With an up and over door providing under-cover parking and outdoor storage.



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#### Property Ref:

BUL110288 - 0006

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