



6 Rose Flower Grove, Hucknall, NG15 7EQ
Offers in excess of £210,000

PROPERTY
PERSPECTIVE

The Property Perspective

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** GUIDE PRICE OF £220,000 - £230,000 **

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Hucknall. Benefiting from spacious living accommodation set over 3 floors, private plot position and conservatory to the rear.

The living accommodation briefly comprises of; lounge, kitchen, conservatory and WC/cloaks to the ground floor. 2 bedrooms and bathroom are located on the first floor, with stairs leading to a impressive master bedroom and en-suite on the 3rd floor.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

FREEHOLD

Council tax band - C

GROUND FLOOR

Lounge 15'9" x 13'4" (4.81m x 4.07m)

High quality wood effect laminate flooring with patio doors leading through to the conservatory and under-stair storage cupboard

Kitchen 6'6" x 10'10" (1.99m x 3.32m)

Tile flooring with blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob and hood

Conservatory 7'9" x 9'4" (2.38m x 2.85m)

Carpet flooring with patio doors leading to the rear garden and blind

WC/cloaks

Tile flooring with 2 piece bathroom suite in white and radiator

FIRST FLOOR

Bedroom 8'2" x 13'5" (2.51m x 4.11m)

Carpet flooring with window to the front elevation and curtains

Bedroom 10'5" (max) x 13'3" (max) (3.20m (max) x 4.05m (max))

Carpet flooring with window to the rear elevation and curtains

Bathroom

Tile flooring with 3 piece bathroom suite in white, shower over bath with curtain rail, partially tiled decor and radiator

SECOND FLOOR

Bedroom 14'4" x 9'10" (4.37m x 3.02m)

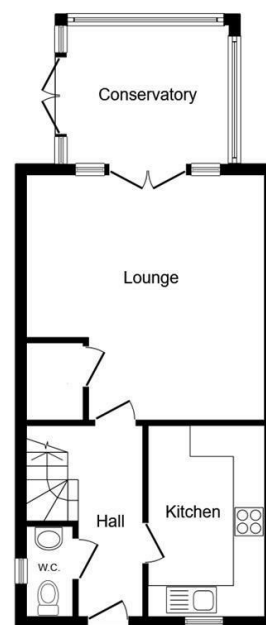
Carpet flooring with window to the front elevation, fitted wardrobes and blind

En-suite

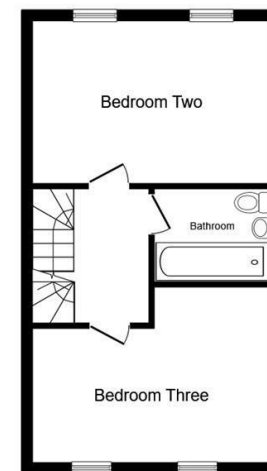
Tile flooring with 2 piece bathroom suite in white, separate showering enclosure, partially tiled decor, Velux-style window and radiator

EXTERNAL

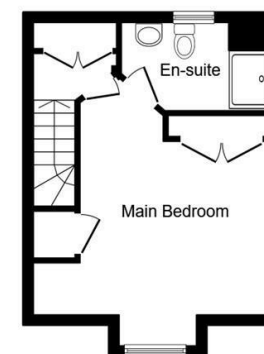
Well presented and private rear garden with gated access to the side of the property Ample parking available to the side of the property for 2 vehicles, with further allocated parking space to the rear.



Ground Floor
Floor area 48.5 sq.m. (522 sq.ft.)



First Floor
Floor area 39.3 sq.m. (423 sq.ft.)



Second Floor
Floor area 26.9 sq.m. (289 sq.ft.)

Total floor area: 114.7 sq.m. (1,234 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io