



**Charnwood Grove, Hucknall, Nottingham, NG15 6QL**  
£250,000 Freehold



## Charnwood Grove, Hucknall

2 Bedrooms, 1 Bathroom

**£250,000**

- Two Bedroom Semi-Detached House
- Sought After Cul-De-Sac
- Landscaped, West Facing Garden
- Conservatory
- Two Double Bedrooms
- Refitted Shower Room
- Freehold

Situated on one of the most sought after roads in Hucknall in a peaceful cul-de-sac setting stands this charming two bedroom semi-detached property which is immaculately presented throughout. Boasting a private & landscaped west facing garden, internally the property comprises of a spacious hallway, reception room with bay window, refitted kitchen complete with integrated appliances, conservatory, two well proportioned double bedrooms and a recently refitted shower room with separate w.c. With on road parking available to the front early viewing is strongly recommended.



**HALLWAY** Accessed via an external uPVC door with fitted carpet, wall mounted radiator, stairs rising to the first floor, under stairs storage cupboard and ceiling light.

**RECEPTION ROOM** 13' 11" x 13' 5" into bay (4.24m x 4.09m) With a fitted carpet, uPVC double glazed bay window, gas fire and surround, wall mounted radiator and ceiling light.

**KITCHEN** 13' 11" x 10' (4.24m x 3.05m) With a range of fitted high and low level units with a squared edge wood worktop over incorporating a one and half bowl stainless steel sink and drainer, splash back tiling, integrated electric oven, inset gas hob, integrated fridge, freezer, washing machine, dishwasher and wine cooler, ceramic tiled flooring, uPVC double glazed windows to the side and rear elevations and external door to the conservatory, pantry and ceiling light.

**CONSERVATORY** 13' 9" x 9' 3" (4.19m x 2.82m) With wood effect laminate flooring, a range of uPVC double

glazed windows and French Doors leading out to the rear garden and ceiling light and fan.

**LANDING** With a fitted carpet, ceiling light and access to all first floor accommodation.

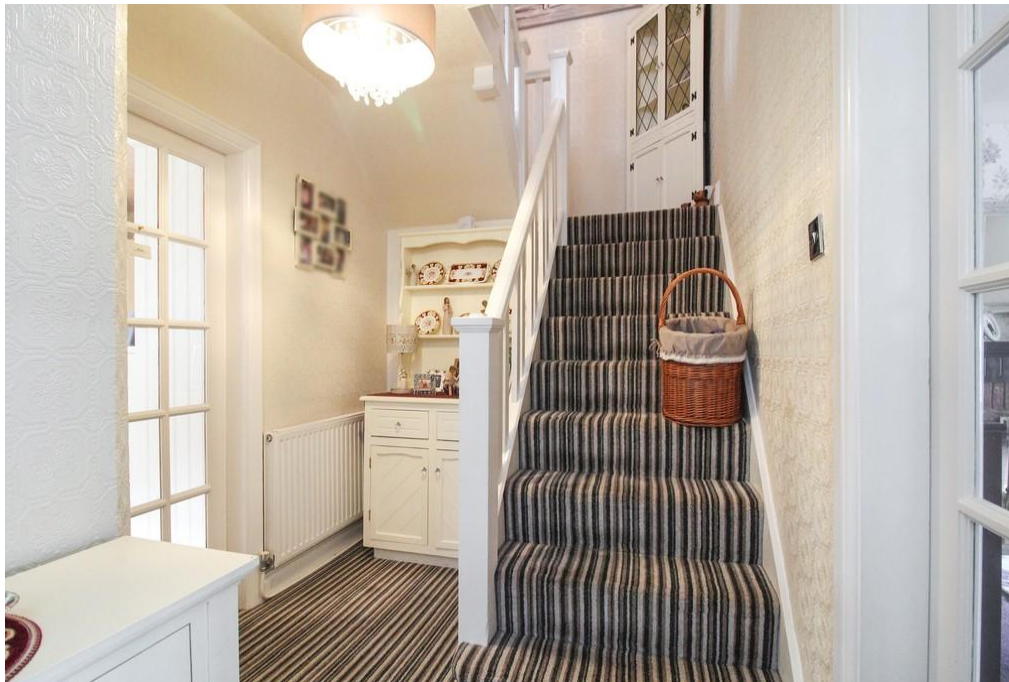
**MASTER BEDROOM** 13' 11" into wardrobes x 11' (4.24m x 3.35m) With a fitted carpet, uPVC double glazed window to the front elevation, a range of fitted wardrobes, wall mounted radiator and ceiling light.

**BEDROOM TWO** 13' 11" x 10' max (4.24m x 3.05m) With a fitted carpet, two uPVC double glazed windows to the rear elevation, two wall mounted radiators and a ceiling light.

**SHOWER ROOM** With a double wide walk in shower enclosure with a mains fed mixer bar shower with rise and twin shower heads, vanity wash hand basin, wood effect flooring, part ceramic wall tiling, chrome heated towel rail, opaque uPVC double glazed window to the side, loft hatch and fitted ceiling spotlights.

**SEPARATE W.C** With a low flush w.c., wood effect flooring, part ceramic wall tiling, opaque uPVC double glazed window to the side and fitted ceiling spotlights.

**EXTERNAL** The property enjoys a fantastic, enclosed west facing rear garden which is mainly laid to lawn with a patio area, borders containing a range of mature plants and shrubs, a gravelled seating area, recently installed shed, fenced boundary and secure gate access. To the front is a gravelled garden a walled and fenced boundary. On road parking is available to the front.





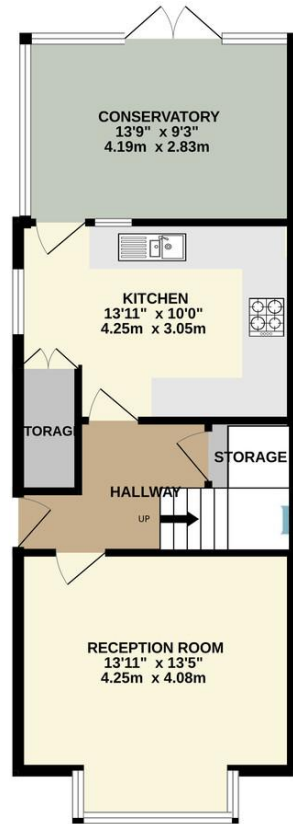




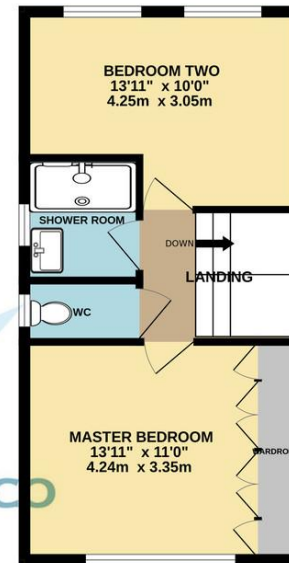




GROUND FLOOR  
530 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



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TOTAL FLOOR AREA: 916 sq.ft. (85.1 sq.m.) approx.

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