



St Johns Crescent, Hucknall, Nottingham, NG15 7PW

Guide Price £190,000-£200,000 Freehold


MARTIN&CO

St Johns Crescent, Hucknall

2 Bedrooms, 1 Bathroom

Guide Price £190,000-£200,000

- Two Bedroom Semi-Detached House
- Spacious Interior
- Enclosed Rear Garden
- Ample Off Road Parking
- Ground Floor WC
- Open Views To Front
- Freehold

Situated on this ample sized plot with great open views to the front stands this deceptively spacious two bedroom semi-detached house. The property comprises of an entrance hall, lounge/diner, fitted kitchen, ground floor w.c. and large storage cupboard to the ground floor with two well proportioned double bedrooms and a fitted bathroom to the first. Externally, there is an enclosed, landscaped rear garden and a driveway to the front providing off road parking for several vehicles. Within easy reach of an array of local amenities and transport links, early viewing is strongly recommended.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

HALLWAY Accessed via an external door with wood effect laminate flooring, wall mounted radiator, stairs rising to the first floor and ceiling light.

LOUNGE/DINER 15' 2" x 11' (4.62m x 3.35m) With wood effect laminate flooring, uPVC double glazed window to the front elevation, fire with surround and hearth, wall mounted radiator and ceiling light.

KITCHEN 13' 3" x 9' (4.04m x 2.74m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, vinyl floor covering, wall mounted radiator, cooker point, washing machine plumbing, two uPVC double glazed windows to the rear elevation and ceiling light.

REAR LOBBY With ceramic tiled flooring, a large under stairs storage cupboard, external door to the rear garden and ceiling light.

GROUND FLOOR W.C With a low flush w.c., pedestal

wash hand basin, ceramic wall and floor tiling, wall mounted radiator, opaque uPVC double glazed windows to the side and rear elevations and ceiling light.

LANDING With a fitted carpet, uPVC double glazed window to the side elevation, loft hatch and ceiling light.

MASTER BEDROOM 12' 10" x 10' (3.91m x 3.05m) With a fitted carpet, uPVC double glazed window to the front elevation, a range of fitted wardrobes with sliding doors, over stairs storage/wardrobe area, wall mounted radiator and ceiling light.

BEDROOM TWO 10' x 9' 8" (3.05m x 2.95m) With wood effect laminate flooring, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BATHROOM Comprising of a fitted suite with a panelled bath with chrome mixer taps and electric

shower over, low flush w.c., pedestal wash hand basin, vinyl floor covering, wall mounted radiator, part ceramic wall tiling, storage cupboard, opaque uPVC double glazed window to the rear elevation and ceiling light.

EXTERNAL The property enjoys a beautifully landscaped, enclosed rear garden which is laid to lawn with a raised decking area, shed, a range of mature shrubs and plants, fenced and hedged boundary and secure gate access. To the front there is ample off road parking by the way of a block paved driveway.









Floor 0



Floor 1

Approximate total area⁽¹⁾
719.68 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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