



**Pagett Close, Hucknall, Nottingham, NG15 7US**  
Guide Price £210,000-£220,000 Freehold

  
**MARTIN&CO**



## Pagett Close, Hucknall

3 Bedrooms, 2 Bathroom

Guide Price £210,000-£220,000

- Three Bedroom End Town House
- No Onward Chain
- Excellent Location
- Master Bedroom With En-Suite
- Private Rear Garden
- Driveway & Garage
- Freehold

GUIDE PRICE £210,000-£220,000. Being offered to the market with no onward chain this three bedroom end town house affords a fantastic location within easy reach of an array of local amenities and transport links. The accommodation comprises of an entrance hall, ground floor w.c., spacious lounge, kitchen/diner with sliding patio doors to the garden, three bedrooms (master with fitted wardrobes and en-suite shower room) and a family bathroom. Externally, the property has a good sized and private enclosed rear garden and there is a driveway providing off road parking and leading to a single garage.



**HALLWAY** 9' x 3' 10" (2.74m x 1.17m) Accessed via an external door with fitted carpet, wall mounted radiator, stairs rising to the first floor and ceiling light.

**GROUND FLOOR W.C** With a low flush w.c., pedestal wash hand basin with splashback tiling, wall mounted radiator, opaque uPVC double glazed window to the front elevation, fitted carpet and ceiling light.

**LIVING ROOM** 14' 8" x 11' 8" (4.47m x 3.56m) With a fitted carpet, uPVC double glazed window to the front elevation, two wall mounted radiators and ceiling light.

**KITCHEN/DINER** 15' 3" x 10' (4.65m x 3.05m) Comprising of a fitted kitchen with a range of high and low level units with a rolled edge worktop over incorporating a one and half bowl stainless steel sink and drainer, splash back tiling, integrated electric oven, inset gas hob with extractor hood over, washing machine and dishwasher plumbing, vinyl floor covering, uPVC double glazed window to the rear elevation and ceiling light. The dining area has fitted

carpet, uPVC double glazed sliding patio doors to the rear garden, wall mounted radiator, under stairs storage cupboard and ceiling light.

**LANDING** With fitted carpet, uPVC double glazed window to the side elevation, airing cupboard, wall mounted radiator, loft hatch and ceiling light.

**MASTER BEDROOM** 9' 10" x 9' (3m x 2.74m) With fitted carpet, uPVC double glazed window to the front elevation, fitted wardrobe, wall mounted radiator and ceiling light.

**EN-SUITE** Comprising of a shower enclosure with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin with splash back, double glazed opaque porthole style window to the front elevation, fitted carpet, wall mounted radiator and ceiling light.

**BEDROOM TWO** 8' 7" x 8' 5" (2.62m x 2.57m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BEDROOM THREE** 8' 11" x 6' 3" (2.72m x 1.91m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BATHROOM** With a fitted suite consisting of a panelled bath with chrome mixer taps, low flush w.c., pedestal wash hand basin, fitted carpet, wall mounted radiator, part wall tiling and ceiling light.

**EXTERNAL** The property enjoys a private enclosed rear garden which is mainly laid to lawn with a patio area and fenced boundary. To the front there is a small laid to lawn garden and a driveway providing off road parking and leading to a single garage with up and over door, power and lighting.

**LOCATION** The property is situated in this popular, purpose built development and affords easy access to an array of local amenities including the NET Tram Network and Train Station which are situated just over a quarter of a mile away. There are nearby





supermarkets such as Tesco & Aldi and the town centre with its cinema, shops, pubs and eateries are within easy reach. Alongside a great public transport network, Hucknall also has great access to the M1 at both Junction's 26 & 27 both situated around 3.5 miles from the property.









## Martin & Co Hucknall

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