



Woodlands Grove, Hucknall, Nottingham, NG15 6SG
£290,000 Freehold


MARTIN & CO

Woodlands Grove, Hucknall, Nottingham

4 Bedrooms, 1 Bathroom

£290,000

- Four Bedroom Detached House
- Quiet, Cul-De-Sac Setting
- Enclosed, Landscaped Rear Garden
- Driveway & Garage
- Popular Location
- Refitted Kitchen
- Council Tax Band C

Peacefully tucked away in this quiet cul-de-sac setting in this popular residential location stands this deceptively spacious four bedroom detached house. Well presented throughout, the accommodation briefly comprises of an entrance hall, cloakroom, dual aspect lounge/diner, refitted kitchen and separate utility to the ground floor. To the first floor there are four well proportioned bedrooms with a family bathroom. Externally, the property offers an enclosed, landscaped rear garden and a front garden with driveway leading to an integral single garage.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



HALLWAY Accessed via an external uPVC door with tiled flooring, wall mounted radiator and stairs rising to the first floor.

CLOAKROOM With a low flush w.c., vanity wash hand basin, tiled flooring, wall mounted radiator, opaque uPVC double glazed window to the front elevation and ceiling light.

LOUNGE/DINER 21' 5" x 13' (6.53m x 3.96m) With a fitted carpet, uPVC dual aspect double glazed windows to the front and rear elevations and external door to the rear garden, fire with surround, wall mounted radiator and two ceiling lights.

BREAKFAST KITCHEN 13' 7" x 9' 5" (4.14m x 2.87m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, breakfast bar seating, splash back tiling, tiled flooring, wall mounted radiator, uPVC double glazed window to the rear elevation and external door to the rear garden and ceiling light.

UTILITY ROOM 7' 10" x 4' 6" (2.39m x 1.37m) With an under stairs storage area, tiled flooring, wall mounted radiator, washing machine plumbing and dryer point, two ceiling lights and uPVC door to the integral garage.

LANDING With a fitted carpet, storage cupboard, loft hatch and ceiling light.

MASTER BEDROOM 13' 1" x 9' 5" (3.99m x 2.87m) With a fitted carpet, uPVC double glazed window to the front elevation, fitted wardrobes with sliding door, wall mounted radiator and ceiling light.

BEDROOM TWO 11' 10" x 10' (3.61m x 3.05m) With a fitted carpet, wall mounted radiator, uPVC double glazed window to the rear elevation and ceiling light.

BEDROOM THREE 9' 5" x 8' 2" (2.87m x 2.49m) With a fitted carpet, uPVC double glazed window to the front elevation, over stairs storage cupboard, wall mounted radiator and ceiling light.

BEDROOM FOUR 8' 8" x 7' 11" (2.64m x 2.41m) With a fitted carpet, wall mounted radiator, uPVC double glazed window to the rear elevation and ceiling light

BATHROOM Comprising of a corner panelled bath with chrome mixer tap and hand held shower attachment, low flush w.c., pedestal wash hand basin, floor and full wall tiling, wall mounted radiator, opaque uPVC double glazed window to the side elevation and ceiling light.

EXTERNAL The property enjoys a beautifully landscaped rear garden which is laid to lawn with a large patio area, raised planters, a range of mature shrubs, plants and trees, hedged, fenced and walled boundary and secure gate access. To the front there is a laid to lawn garden, a driveway providing off road parking and leading to an integral single garage with up and over door, power and lighting.









Martin & Co Hucknall

36a High Street • Hucknall • Nottingham • NG15 7HG
T: 0115 871 5461 • E: nottingham@martinco.com

0115 871 5461

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

