



Robin Bailey Way, Hucknall, Nottingham, NG15 7UP
£225,000 Freehold


MARTIN&CO

Robin Bailey Way, Hucknall

3 Bedrooms, 2 Bathroom

£225,000

- Three Bedroom, Three Storey Property
- No Onward Chain
- Master Bedroom With En-Suite & Fitted Wardrobes
- Driveway & Integral Garage
- South Facing Rear Garden
- Close To Amenities & Tram Network
- Lounge With Juliet Balcony

Situated in this sought after residential location affording an excellent position with an array of local amenities and the NET Tram Network all within easy reach, this modern three bedroom, three storey property offers a well presented and natural finish throughout. The accommodation briefly comprises of an entrance hall, cloakroom and bedroom to the ground floor, a dual aspect lounge/diner with Juliet balcony and kitchen to the first floor with two double

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



bedrooms (master with en-suite and fitted wardrobes) and family bathroom to the second floor. Externally, the property offers a driveway leading to an integral single garage with utility area and an enclosed south-facing rear garden.

HALLWAY Accessed via an external composite door with tiled flooring, wall mounted radiator, stairs rising to the first floor, internal garage access and ceiling light.

CLOAKROOM With a low flush w.c., corner pedestal wash hand basin, tiled flooring, wall mounted radiator and ceiling light.

BEDROOM THREE With tiled flooring, uPVC double glazed window to the rear elevation and ceiling light.

FIRST FLOOR LANDING With fitted carpet, uPVC double glazed window to the front elevation, ceiling light and stairs rising to the second floor.

LOUNGE/DINER With wood effect flooring, uPVC

double glazed Juliet balcony to the front elevation and window to the rear, two wall mounted radiators and two ceiling lights.

KITCHEN With a range of fitted 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, integrated dishwasher, wood effect laminate flooring, uPVC double glazed window to the rear elevation and ceiling light.

SECOND FLOOR LANDING With fitted carpet, airing cupboard, uPVC double glazed window to the side elevation, loft hatch and ceiling light.

MASTER BEDROOM With a fitted carpet, uPVC double glazed window to the front elevation, fitted wardrobes, wall mounted radiator and ceiling light.

EN-SUITE Comprising of a shower enclosure with a mains fed mixer bar shower, vanity wash hand basin,

vinyl floor covering, wall mounted radiator, opaque uPVC double glazed window to the front and ceiling light.

BEDROOM TWO With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BATHROOM With a fitted suite comprising of a bath with chrome mixer tap and shower attachment over, low flush w.c., pedestal wash hand basin, vinyl floor covering, opaque uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

EXTERNAL The property enjoys a south facing, enclosed rear garden which is laid to lawn units with a paved sandstone patio, gravelled borders and fence and walled boundary. To the front is a paved and gravelled driveway providing off road parking and leading to an integral single garage with up and over door, power, lighting, washing machine plumbing and an external composite door to the rear garden.









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