



Edgewood Drive, Hucknall, Nottingham, NG15 6HX
£190,000-£200,000 Freehold


MARTIN&CO

Edgewood Drive, Hucknall

3 Bedrooms, 1 Bathroom

£190,000-£200,000

- Three Bedroom Semi-Detached House
- Corner Plot With Large Garden
- Driveway For Ample Parking
- No Onward Chain
- Ideal FTB or BTL
- Popular Location
- Conservatory

Occupying an enviable corner plot, this three bedroom semi-detached house makes for an ideal investment opportunity or first time purchase. Spacious throughout, the accommodation comprises of an entrance hall, lounge/diner, conservatory, fitted kitchen and utility to the ground floor. To the first floor are three bedrooms alongside a modern four piece family bathroom. Externally, the property offers a large, enclosed rear garden and a driveway to the front



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

providing off road parking for multiple vehicles.

HALLWAY 10' 5" x 6' (3.18m x 1.83m) Accessed via an external door with tiled flooring, wall mounted radiator, stairs rising to the first floor and ceiling light.

LIVING ROOM 12' 3" x 10' 4" (3.73m x 3.15m) With fitted carpet, uPVC double glazed bow window to the rear elevation, wall mounted radiator and ceiling light.

DINING ROOM 10' 2" x 8' 4" (3.1m x 2.54m) With fitted carpet, wall mounted radiator, uPVC double glazed French Doors to the conservatory and ceiling light.

CONSERVATORY 9' 7" x 9' 4" (2.92m x 2.84m) With fitted carpet, uPVC double glazed windows and French Doors to the rear garden and ceiling light and fan.

KITCHEN 11' 10" x 8' (3.61m x 2.44m) Comprising of 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, upstand, integrated

electric oven, inset gas hob with stainless steel splash back and extractor hood over, tiled flooring, under stairs storage cupboard, uPVC double glazed windows to the front and side elevations and fitted ceiling spotlights.

UTILITY 6' 10" x 3' (2.08m x 0.91m) With tiled flooring, washing machine plumbing, uPVC double glazed window to the side elevation and ceiling light.

LANDING With fitted carpet, uPVC double glazed window to the front elevation and ceiling light.

MASTER BEDROOM 13' 7" x 10' 10" (4.14m x 3.3m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BEDROOM TWO 10' 9" x 10' 5" (3.28m x 3.18m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BEDROOM THREE 10' 4" x 7' 8" (3.15m x 2.34m) With

fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, loft hatch and ceiling light.

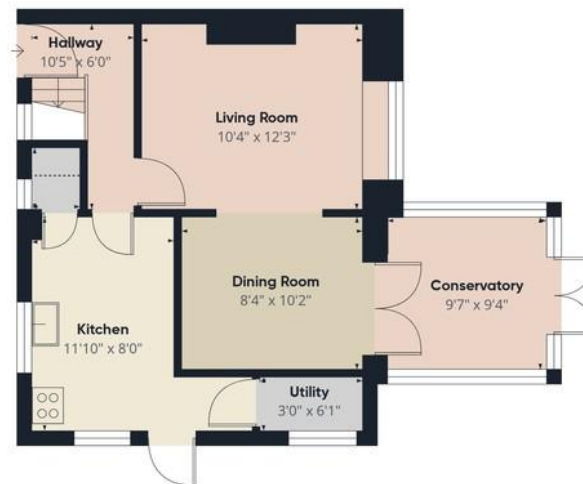
BATHROOM With a fitted four piece suite comprising of a panelled bath, corner shower enclosure with a mains fed mixer bar shower, low flush w.c., half pedestal wash hand basin, vinyl floor covering, wall tiling, opaque uPVC double glazed windows to the front and side elevations and fitted ceiling spotlights

EXTERNAL With a large, enclosed rear garden which is laid to lawn with a paved patio area, fenced boundary and gate access. To the front is a paved driveway providing ample off road parking.









Floor 0



Floor 1

Approximate total area⁽¹⁾

891 ft²

Reduced headroom

5 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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