



Pagett Close, Hucknall, NG15 7US
£210,000 Freehold

Pagett Close, Hucknall

3 Bedrooms, 2 Bathroom

£210,000

- Three Bedroom End Town House
- No Onward Chain
- Enclosed Garden
- Driveway & Garage
- Master Bedroom With Fitted Wardrobes & En-Suite
- Cul-De-Sac Setting
- Neutral Interior

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HALLWAY 8' 10" x 3' 9" (2.69m x 1.14m) Accessed via an external door with fitted carpet, wall mounted radiator, stairs rising to the first floor and ceiling light.

CLOAKROOM 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, vinyl flooring and ceiling light.

LIVING ROOM 14' 7" x 11' 7" (4.44m x 3.53m) With a fitted carpet, uPVC double glazed window to the front elevation, two wall mounted radiators and ceiling light.

KITCHEN/DINER 15' x 9' (4.57m x 2.74m) 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 twin oven, inset gas hob with extractor hood over, integrated washing machine, vinyl floor covering, uPVC double glazed window to the rear elevation and ceiling light. The dining area has vinyl floor covering, 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' 9" x 8' 11" (2.97m x 2.72m) 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, vinyl floor covering, wall mounted radiator and ceiling light.

BEDROOM TWO 8' 6" x 8' 4" (2.59m x 2.54m) With a fitted carpet, uPVC double glazed window to the rear

elevation, wall mounted radiator and ceiling light.

BEDROOM THREE 8' 10" x 6' 3" (2.69m 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 and hand held shower attachment over, low flush w.c., pedestal wash hand basin, vinyl floor covering, 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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