



3 Ascot Drive, Hucknall, NG15 6JA  
Guide Price £260,000

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# 3 Ascot Drive Hucknall, NG15 6JA

- Three bedrooms
- Refurbished kitchen
- Low maintenance gardens
- Modern bathroom
- Lounge with feature fireplace
- Carport with remote roller door

A very impressive modernised three bedroomed detached family home on a popular road just off Nabbs Lane, just a few minutes walk from Edgewood Primary & Nursery School. Low maintenance gardens and car port with remote roller door. Viewing strongly advised!

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## Overview

The accommodation consists of an entrance hallway with grey wood style laminate flooring continuing through to the rear dining kitchen, a cosy lounge with a feature brick fireplace and log effect stove, kitchen appliances including an electric double oven, halogen hob and integrated fridge freezer and upstairs there are three bedrooms and a modern fully tiled bathroom with rain shower. The property also has UPVC double glazing and gas central heating with a combination boiler.

## Entrance Hall

With UPVC double-glazed front entrance door and frosted floor-to-ceiling side panels, grey wood style laminate flooring continuing through to the kitchen diner, stairs to the first floor landing and radiator.

## Lounge

Feature brick fireplace recess with timber mantle and log effect electric stove, UPVC double glazed bow window to the front and radiator.



### Kitchen Diner

The dining area has an understairs cupboard, vertical anthracite radiator, power points for a wall-mounted TV, LED downlights, UPVC double-glazed side door and UPVC double-glazed double doors leading out to the rear patio and garden. The Kitchen area has a range of wall and base units with wood effect worktops, feature pull-out larder cupboard, inset one-and-a-half bowl stainless steel sink unit and drainer, tiled splashback and feature worksurface & high level LED lighting. Appliances consist of a brushed steel trim electric double oven, four ring halogen hob with brushed steel extractor canopy along with integrated fridge freezer and plumbing for washing machine. Grey wood style laminate flooring, multiple LED downlights and UPVC double-glazed rear window.

### First Floor Landing

Loft hatch with ladder into the roof space which houses the combination gas boiler, UPVC double-glazed side window and airing/linen cupboard.

### Bedroom 1

Built-in double railed wardrobe, UPVC double glazed front window and radiator.

### Bedroom 2

Built-in shelved cupboard, UPVC double glazed rear window and radiator.

### Bedroom 3

UPVC double glazed front window and radiator.

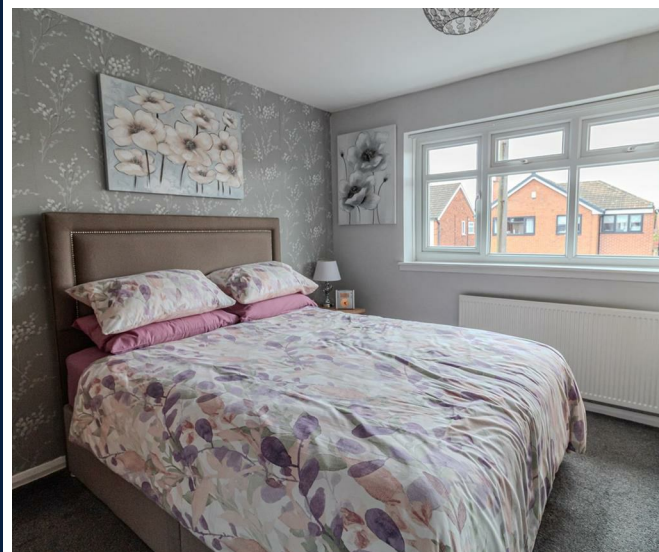
### Bathroom

With fully tiled walls and slate tile effect laminate flooring, the suite consists of a shaped bath and screen with chrome fixed head rain shower and separate hand held mixer, washbasin with vanity drawers and dual flush toilet. Radiator, ceiling downlights, extractor fan and two UPVC double glazed rear windows.

### Outside

There is a low-maintenance gravelled front garden and block paved driveway. Remote electric roller door leads into the carport which has a carriage-style wall light, external power points and block paving extending to the rear of the house. To the rear is an outside tap, halogen security light and a large Indian Sandstone garden with gravelled border, raised sleeper planter containing a selection of shrubs, summer house and enclosed with a fenced perimeter.

### Material Information



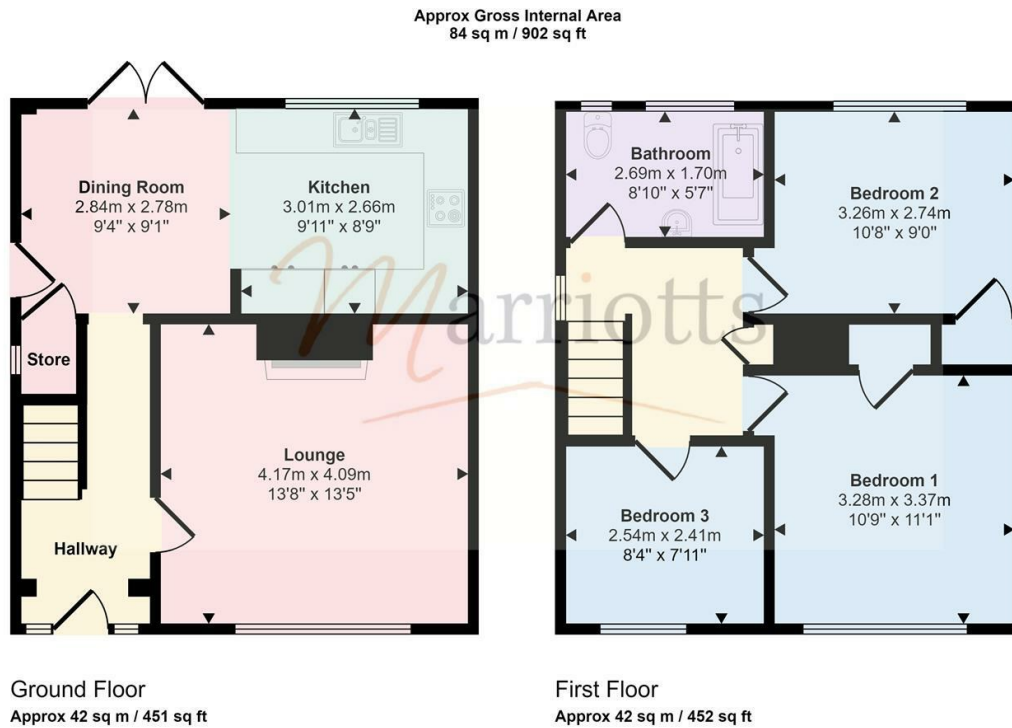




TENURE: Freehold  
COUNCIL TAX: Gedling Borough Council - Band D  
PROPERTY CONSTRUCTION: Solid Brick  
ANY RIGHTS OF WAY AFFECTING PROPERTY: None  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: None  
FLOOD RISK: None  
ASBESTOS PRESENT: None  
ANY KNOWN EXTERNAL FACTORS: None  
LOCATION OF BOILER: In the loft  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: British Gas  
MAINS ELECTRICITY PROVIDER: British Gas  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: No  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: Level access both front and rear.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

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