



37 Hickling Road, Nottingham, NG3 6GW

Asking Price £475,000

- Refurbished and Extended Detached House
- Two En-Suites
- High Spec Throughout
- Block Paved Driveway
- Four Large Double Bedrooms
- Substantial Kitchen/Diner
- Downstairs W.C and Utility Room
- Mature Rear Garden



# 37 Hickling Road, Nottingham NG3 6GW

Beautifully Presented Four Bedroom Detached House. The property has been extended to the side and rear elevations creating a spacious and well proportioned house. The accommodation briefly comprises; Lounge, Spacious Kitchen/Diner, Utility Room, Downstairs W.C, Four Double Bedrooms, Two En-Suites and a Shower Room. Externally there is a block paved driveway to the front and a mature garden to the rear elevation.



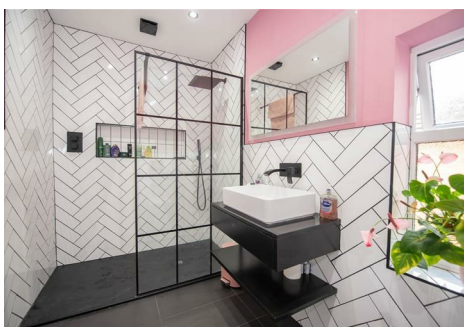
Council Tax Band:

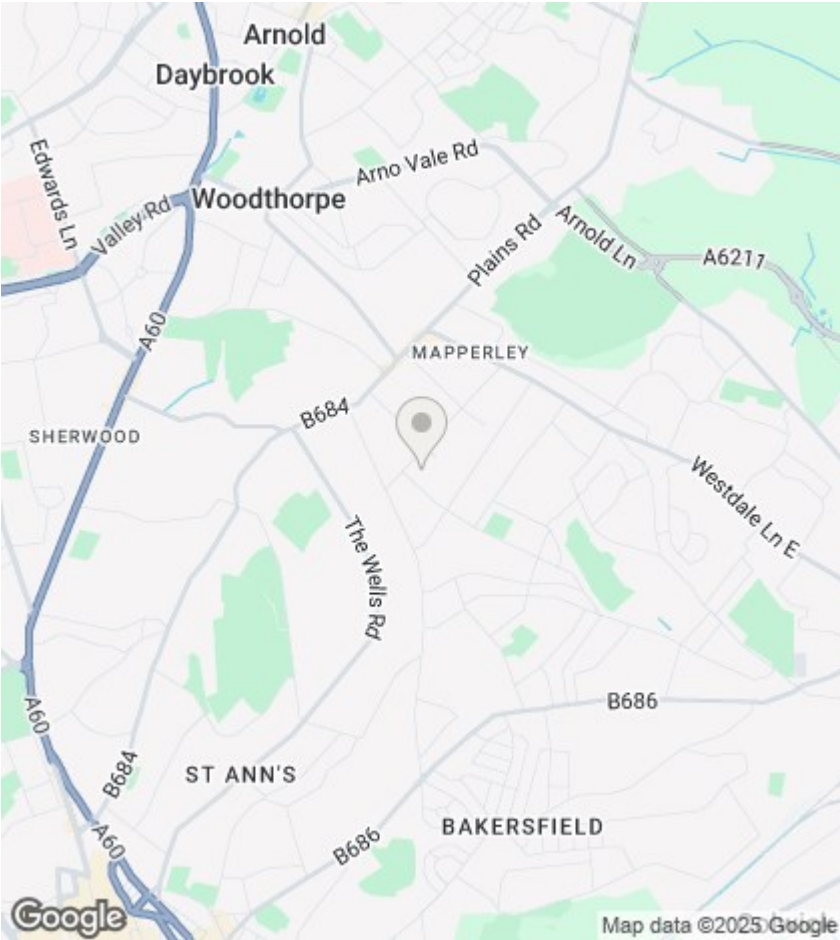


<p>Porch</p> <p>uPVC double doors opening into the porch. Tiled flooring. Original door with top and side lights opening into the;</p>	<p>Master Bedroom</p> <p>14'0" x 13'5"</p> <p>uPVC double glazed window to the rear elevation. Radiator. Door to the en-suite.</p>
<p>Entrance Hall</p> <p>4'11" x 20'7" max</p> <p>Solid wood flooring. Radiator. Stairs to the first floor landing. Doors to the Lounge, W.C and Kitchen/Diner.</p>	<p>En-Suite</p> <p>5'5" x 7'2"</p> <p>Tiled flooring. Toilet. Pedestal wash hand basin. Double shower cubicle with mains shower and tiled splash back. Extractor. Chrome towel radiator.</p>
<p>Lounge</p> <p>23'8" x 10'11"</p> <p>Solid wood flooring. Two radiators. uPVC double glazed window to the front elevation. uPVC double glazed French doors opening onto the rear garden.</p>	<p>Bedroom Two</p> <p>16'11" x 12'10"</p> <p>Two uPVC double glazed windows to front elevation. Radiator. Door to the en-suite.</p>
<p>W.C</p> <p>5'5" x 7'0"</p> <p>Porcelain tiled flooring. Low level toilet. Pedestal wash hand basin with tiled splash back. Chrome towel radiator. Extractor. Built-in shelves.</p>	<p>En-Suite</p> <p>Tiled flooring. Toilet. Vanity unit with integrated wash hand basin. Shower cubicle with electric shower and tiled splash back. Extractor. Chrome towel radiator.</p>
<p>Kitchen/Diner - Dining Area</p> <p>18'3" x 20'0"</p> <p>Porcelain tiled flooring. Radiator. Double glazed Triple Folding Concertina doors opening onto the rear garden. Spotlights to the ceiling. uPVC window to the side elevation. Opens into the Kitchen Area.</p>	<p>Bedroom Three</p> <p>12'3" x 10'11"</p> <p>uPVC double glazed window to rear elevation. Radiator.</p>
<p>Kitchen Area</p> <p>Modern cream high gloss base and wall units with plinth and surface lighting. Island unit with inset five burner gas hob, pop-up sockets and a ceiling mounted extractor hood. Cream Quartz work surfaces with matching upstands and inset stainless steel sink unit. uPVC double glazed window to the rear elevation. Door to the Utility Room.</p>	<p>Bedroom Four</p> <p>10'7" x 10'3"</p> <p>uPVC double glazed window to front elevation. Radiator.</p>
<p>Utility Room</p> <p>7'3" x 7'0"</p> <p>Tiled flooring continued from the Kitchen/Diner. Wall mounted gas combination boiler. Base units. Rolled top surfaces with inset stainless steel sink unit. uPVC double glazed doors opening onto the side elevation.</p>	<p>Shower Room</p> <p>Tiled flooring. Wall hung sink unit. Spacious double shower cubicle with raindrop head main water shower. Toilet. Spotlights to the ceiling. Frosted uPVC double glazed window to the side elevation.</p>
<p>First Floor Landing</p> <p>21'11" max x 4'11" max</p> <p>Doors to all bedrooms and the bathroom. Loft access. uPVC double glazed window to the side elevation.</p>	<p>Exterior</p> <p>Paved patio areas and a mature lawned garden with various shrubs and trees.</p>









Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approximate Gross Internal Area  
1675 Sq.ft. (155.59 sq.m.)

