

37 Hickling Road, Nottingham, NG3 6GW

Price Guide £440,000

- Refurbished and Extended Detached House
- Two En-Suites
- High Spec Throughout
- Block Paved Driveway
- GUIDE PRICE £460,000 - £460,000
- Four Large Double Bedrooms
- Substantial Kitchen/Diner
- Downstairs W.C and Utility Room
- Mature Rear Garden

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GUIDE PRICE £440,000 - £460,000 - 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.



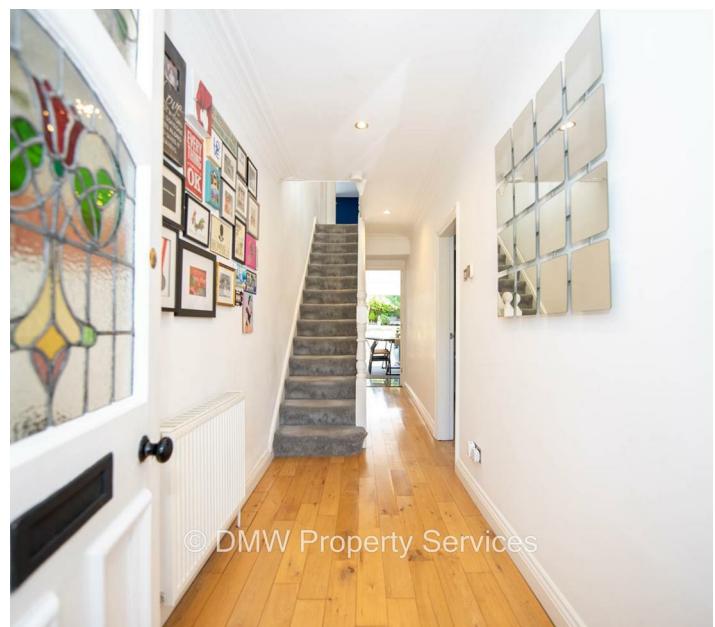
Council Tax Band: C



Porch	Master Bedroom 14'0" x 13'5"
uPVC double doors opening into the porch. Tiled flooring. Original door with top and side lights opening into the;	uPVC double glazed window to the rear elevation. Radiator. Door to the en-suite.
Entrance Hall 4'11" x 20'7" max	En-Suite 5'5" x 7'2"
Solid wood flooring. Radiator. Stairs to the first floor landing. Doors to the Lounge, W.C and Kitchen/Diner.	Tiled flooring. Toilet. Pedestal wash hand basin. Double shower cubicle with mains shower and tiled splash back. Extractor. Chrome towel radiator.
Lounge 23'8" x 10'11"	Bedroom Two 16'11" x 12'10"
Solid wood flooring. Two radiators. uPVC double glazed window to the front elevation. uPVC double glazed French doors opening onto the rear garden.	Two uPVC double glazed windows to front elevation. Radiator. Door to the en-suite.
W.C 5'5" x 7'0"	En-Suite Tiled flooring. Toilet. Vanity unit with integrated wash hand basin. Shower cubicle with electric shower and tiled splash back. Extractor. Chrome towel radiator.
Porcelain tiled flooring. Low level toilet. Pedestal wash hand basin with tiled splash back. Chrome towel radiator. Extractor. Built-in shelves.	Bedroom Three 12'3" x 10'11"
Kitchen/Diner - Dining Area 18'3" x 20'0"	uPVC double glazed window to rear elevation. Radiator.
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.	Bedroom Four 10'7" x 10'3"
Kitchen Area	uPVC double glazed window to front elevation. Radiator.
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.	Shower Room 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.
Utility Room 7'3" x 7'0"	Exterior Paved patio areas and a mature lawned garden with various shrubs and trees.
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.	
First Floor Landing 21'11" max x 4'11" max	
Doors to all bedrooms and the bathroom. Loft access. uPVC double glazed window to the side elevation.	

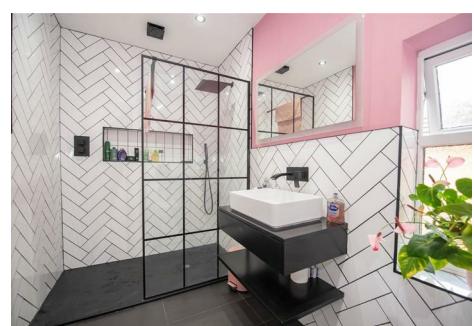
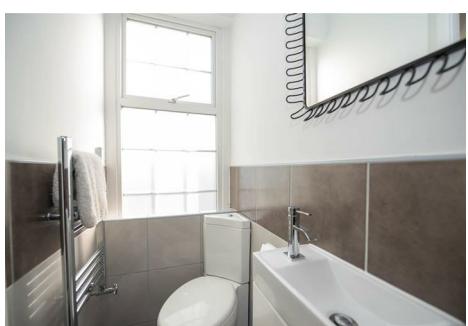


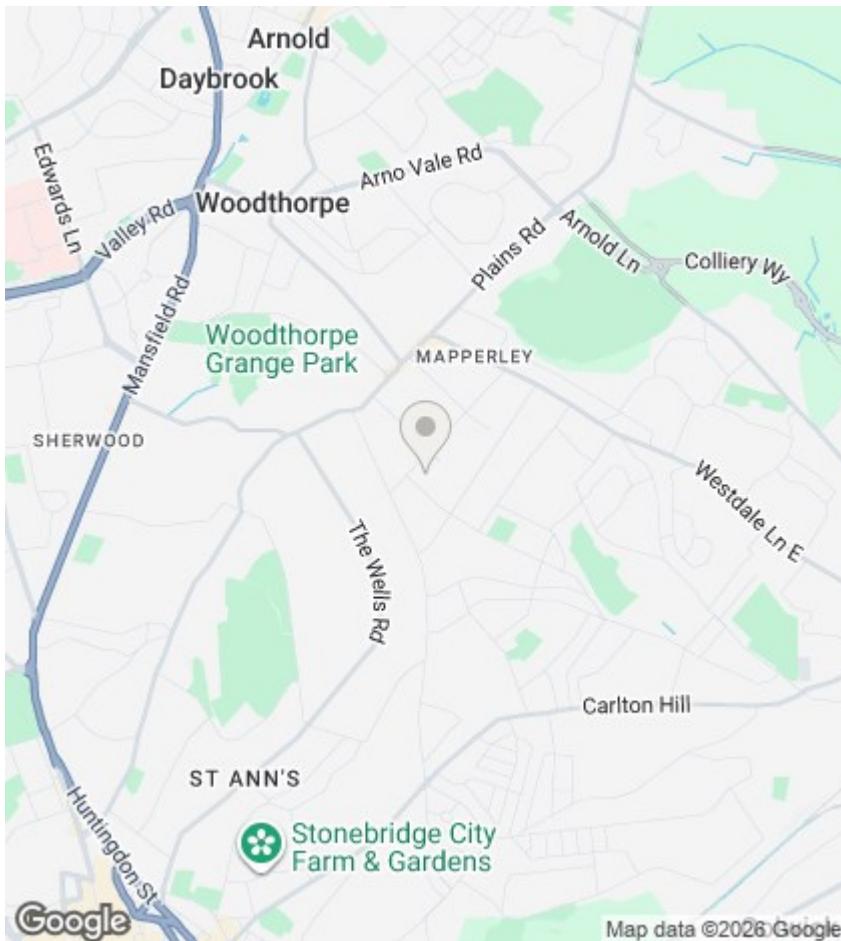
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Viewings

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

EPC Rating:

C

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

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

