DMW
PROPERTY SERVICES
SALES | LETTINGS | PROPERTY MANAGEMENT

20 Hunter Street, The Meadows, Nottingham, NG2 2AB

Offers Over £350,000

- Immaculate Three Storey Eco House
- Large Kitchen/Diner and Lounge
- Modern Bathroom and En-Suite
- Office Area and Gas Central Heating
- Large Roof Terrace and Balcony
- Sitauted in an Award Winning Development
- Downstairs W.C and First Floor Bathroom
- Large Master Bedroom with Built-In Furniture
- Triple Glazed Windows and Doors
- Integral Garage

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20 Hunter Street, Nottingham NG2 2AB

Modern, contemporary and sustainable three bedroom mid town house. Located on a small development of 38 Eco friendly homes. Accommodation briefly comprises: Entrance Hall, W.C, Modern and Spacious Kitchen/Diner, Bathroom, Large Lounge with Balcony and Two Double Bedrooms. To the top floor there is a large landing which doubles as an office area and a Master bedroom which has an en-suite shower room and built-in furniture. There is also a large roof terrace which has a built-in storage area. Externally there is a low maintenance rear garden, a bin store area, integral garage. Very Well Presented Throughout. No Upward Chain.

3 2 1 C

Council Tax Band: C

DESCRIPTION
Modern, contemporary and sustainable three bedroom mid town house. Located on a small development of 38 Eco friendly homes. Accommodation briefly comprises: Entrance Hall, W.C, Modern and Spacious Kitchen/Diner, Bathroom, Large Lounge with Balcony and Two Double Bedrooms. To the top floor there is a large landing which doubles as an office area and a Master bedroom which has an en-suite shower room and built-in furniture. There is also a large roof terrace which has a built-in storage area. Externally there is a low maintenance rear garden, a bin store area and a parking in front of the integral garage. Very Well Presented Throughout. No Upward Chain.

Entrance Hall

W.C
4'1 x 4'7

Kitchen/Diner
14'11 x 11'9
A large room with a range of base and wall units with integrated Fridge/Freezer, Washing Machine, Electric Oven and a freestanding dishwasher. Quartz work surfaces with glass splash backs, an induction hob and inset sink unit. Tiled flooring. Large Triple Glazed door opening into the rear garden.

First Floor Landing

Lounge
14'11 x 13'4
LVT wood effect flooring. Sliding patio doors and window to the front elevation.

Balcony
Paved.

Bedroom Two
8'4 x 11'9
LVT wood effect flooring. Window to the rear.

Bedroom Three
6'3 x 11'9
LVT wood effect flooring. Window to the rear.

Bathroom
5'2 x 9'2
Tiled flooring. Bath with shower over. Wall mounted sink. Toilet. Window to the front.

Second Floor Landing/Office
14'11 x 6'4
Doors to the master bedroom and the roof terrace.

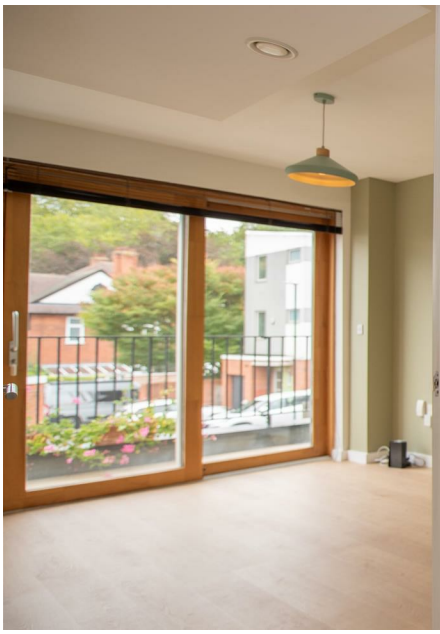
Master Bedroom
14'11 x 13'6 max
LVT wood effect flooring. Window to the front. Door to the ensuite. Built in wardrobes.

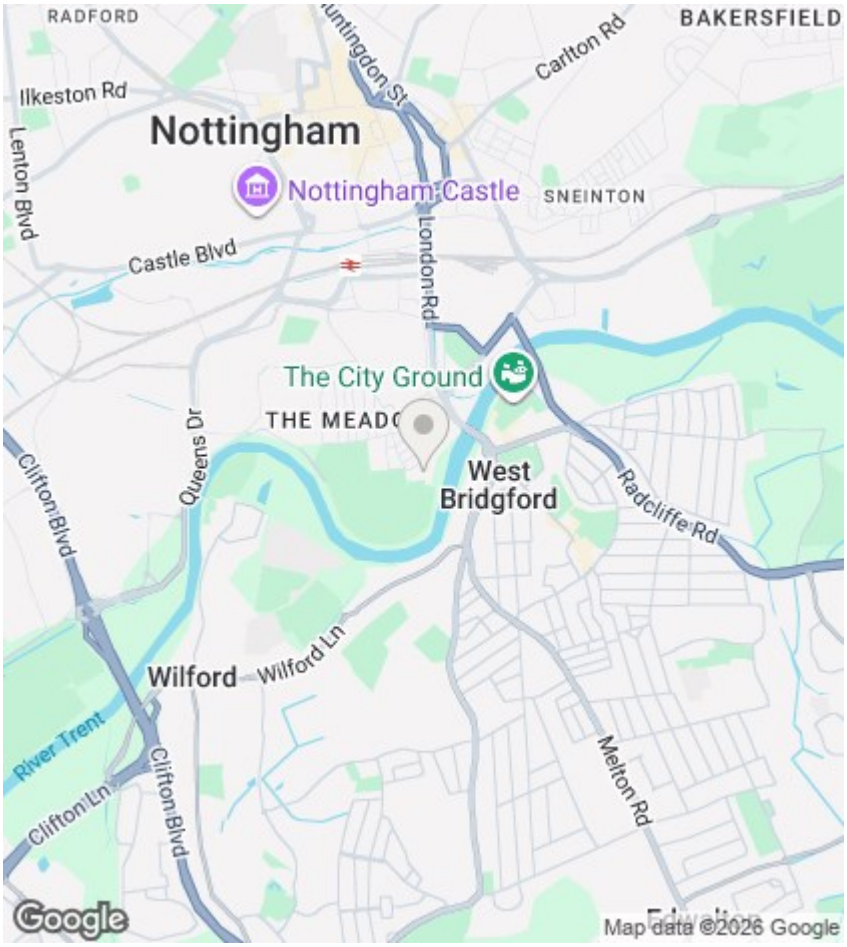
En-Suite
5'2 x 5'6
Shower cubicle. Wall mounted sink. Toilet. Window to the front.

Roof Terrace
14'11 x 11'5
Built in storage. Paved.

Rear Garden

EPC
When the property was original built the SAP rating was an A. These properties were designed and built as 'Eco Homes' with energy saving as one of their main features. The property has solar panels, a heat recovery system., MVHR. Due to the way the EPC rating system works they only show the rating as a C however we can provide the original SAP to show the initial rating.



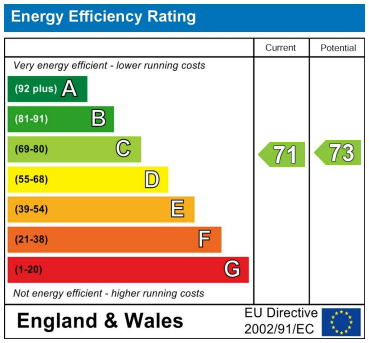


Viewings

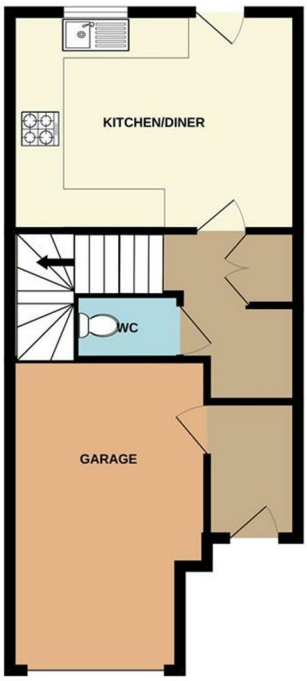
Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

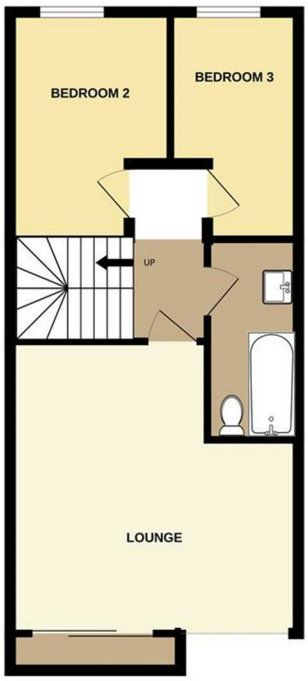
C



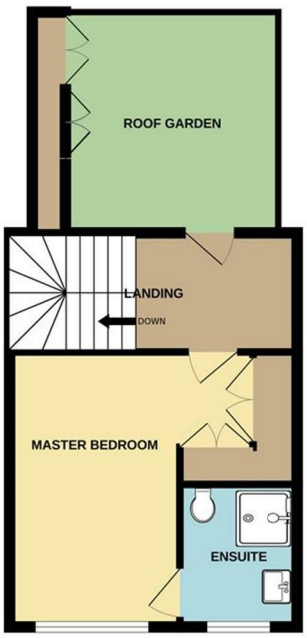
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any

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