



Violet Grove
Hucknall Nottingham

burchell
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Violet Grove Hucknall Nottingham NG15 7TL

for sale offers in the region of
£200,000



Property Description

Nestled in the quiet cul de sac of Violet Grove in Hucknall, this well-presented three-bedroom semi-detached home offers an ideal blend of comfort and convenience.

The property boasts an entrance hallway, downstairs WC, spacious lounge and separate kitchen. On the first floor there is a family bathroom, and three well-proportioned bedrooms, perfect for growing families or those needing extra space for a home office or guest room.

Outside, the home benefits from a block paved driveway, providing off-street parking, and generous fully enclosed rear garden-ideal for children, pets, or summer entertaining.

Situated in a quiet residential area with excellent access to local schools, tram and train links, and local amenities, this lovely home must be viewed to be fully appreciated

Viewing is highly recommended!

Entrance Hallway

Accessed via composite door leading into the hallway where there is an understairs storage cupboard and stairs off to the first floor.

Kitchen

10' 6" x 7' 5" (3.20m x 2.26m)
Having window to the front elevation, a radiator, wall and base units with work surfaces over, electric oven, electric hob, extractor, inset sink, plumbing for washing machine and space for freezer.

Lounge

14' 4" Max x 15' 5" (4.37m Max x 4.70m)
Having window and French doors to the rear elevation and an electric fireplace.

First Floor Landing

Having a radiator, loft access which is part boarded and a stairs cupboard housing the water tank.

Bedroom One

9' 9" x 12' 5" Max (2.97m x 3.78m Max)
Having window to the front elevation, a radiator and built-in wardrobes.

Bedroom Two

.9' 9" x 7' 8" (2.97m x 2.34m)
Having window to the rear and a radiator.

Bedroom Three

6' 5" x 9' 8" (1.96m x 2.95m)
Having window to the rear and a radiator.

Bathroom

Having a bath with mains fed shower over, low level W.C, pedestal wash hand basin, tiled walls and obscured window to the side.

Outside

To the front of the property is a block paved driveway providing off road parking with paved path side access.

To the rear is a fully enclosed garden which is laid to lawn.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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