



Albert Close, Hucknall, NG15 7UZ
Guide Price £225,000-£235,000 Freehold


MARTIN&CO

Albert Close, Hucknall

3 Bedrooms, 2 Bathroom

Guide Price £225,000

- Three Bedroom End Town House
- Quiet End of Cul-De-Sac Setting
- Larger Than Average Plot
- Enclosed, South East Facing Garden
- Open Plan Lounge/Diner With French Doors
- Master Bedroom With En-Suite
- Popular Abbey Fields Development

GUIDE PRICE £225,000-£235,000. Peacefully nestled in the corner of this quiet cul-de-sac setting and occupying a large than average plot, this three bedroom end town house makes for an ideal first time purchase. The accommodation comprises of an entrance hall with cloakroom, living room, open plan kitchen/diner with French Doors to the rear gardens, three bedrooms (master with en-suite shower room) and family bathroom. Externally, the property has a



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

superb enclosed, south-east facing rear garden, a good sized front garden and a tandem double length driveway providing off road parking. Early viewing is strongly recommended.

HALLWAY 4' 5" x 4' 5" (1.35m x 1.35m) Accessed via an external door with tiled flooring, wall mounted radiator and ceiling light.

CLOAKROOM Comprising of a low flush w.c., pedestal wash hand basin, tiled flooring, wall mounted radiator and ceiling light.

LIVING ROOM 14' x 11' 4" (4.27m x 3.45m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

HALL With fitted carpet, stairs rising to the first floor and ceiling light.

KITCHEN/DINER 14' 11" x 8' 7" (4.55m x 2.62m) The kitchen comprises of a range of high and low level

units with a rolled edge worktop over incorporating a stainless steel sink and drainer, upstand, integrated electric oven, inset gas hob with extractor hood over, integrated fridge, freezer, washing machine and dishwasher. There is tiled flooring, storage cupboard, uPVC double glazed window to the rear elevation and French Doors to the rear garden, wall mounted radiator and two ceiling lights.

LANDING With fitted carpet, loft hatch and ceiling light.

MASTER BEDROOM 10' 11" x 9' 6" (3.33m x 2.9m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

EN-SUITE Comprising of a shower enclosure with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, tiled flooring, wall mounted radiator, opaque uPVC double glazed window to the rear elevation and ceiling light.

BEDROOM TWO 10' 3" x 7' 4" (3.12m x 2.24m) With

fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BEDROOM THREE 7' 3" x 6' 10" (2.21m x 2.08m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BATHROOM Comprising of a panelled bath with electric shower over, low flush w.c., pedestal wash hand basin, wood effect flooring, wall mounted radiator, part wall tiling and ceiling light.

EXTERNAL The property enjoys a good sized enclosed, south-east facing rear garden which is mainly laid to lawn with a gravelled boarder, fenced boundary and secure gate access. To the front is a further garden, landscaped with slate chippings and mature shrubs and is also where the tandem double length driveway providing off road parking is located.









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