Emma Terry Homes

moving made personal

48 The Drift

Hucknall, Nottingham, NG15 8DT

Offers over £350,000

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This beautifully presented four-bedroom detached family home on The Drift, offers spacious and versatile accommodation ideal for modern family living and is located close to the charming village of Linby. The ground floor comprises two welcoming reception rooms, a bright open-plan kitchen/diner perfect for everyday living and entertaining, and a modern conservatory overlooking the rear garden, providing additional living space.

Upstairs, there are four well-proportioned bedrooms, including a main bedroom with en-suite shower room, alongside a family bathroom serving the remaining bedrooms.

Externally, the property benefits from a driveway providing off-street parking and a generous rear garden, ideal for relaxing or entertaining.

The property is ideally situated for families, with highly regarded local schools including Hucknall primary and secondary schools, Papplewick Church of England Primary School, and nearby Linby village amenities including the local church and leisure centre. Scenic walks around Newstead Abbey are close by, and excellent transport links are available via Hucknall tram and railway stations into Nottingham city centre and easy access to the M1.

ENTRANCE HALL
4'3 x 9'3 (1.30m x 2.82m)
Composite entrance door, doors through to study and lounge and stairs to first floor.

FAMILY ROOM
Two central heating radiators and UPVC double glazed window to front.

LOUNGE
11'7 x 14'1 (3.53m x 4.29m)
Two central heating radiators, electric fire, doors through to kitchen/diner and UPVC double glazed bay window to front.

KITCHEN/DINER
A variety of wall and base units, 1 1/2 bowl sink with mixer tap and drainer, built-in oven, ceramic hob and extractor fan, space for fridge/freezer, two central heating radiators, access to pantry cupboard, UPVC double glazed windows to rear, access to utility and French doors to conservatory.

UTILITY
4'4 x 4'6 (1.32m x 1.37m)
Work top space, space for washing machine and dishwasher, storage cupboard with combi boiler, door through to WC and side entrance door to property.

WC
4'4 x 4'6 (1.32m x 1.37m)
Low level flush WC, wash hand basin with mixer tap, a central heating radiator and UPVC double glazed obscure window to rear.

CONSERVATORY
Comprising double glazed windows, underfloor heating and double glazed French doors leading to the rear garden.

LANDING
10'5 x 6'3 (3.18m x 1.91m)
Doors through to bedroom 1, 2, 3 and 4 and family bathroom, loft access and airing cupboard.

Tel: 0115 966 57 41

BEDROOM 1
8'5 12'0 (2.57m 3.66m)
Fitted wardrobes, a central heating radiator, UPVC double glazed window to front and door through to ensuite.

ENSUITE
6'6 x 5'3 (1.98m x 1.60m)
Low level flush WC, wash hand basin with mixer tap, shower cubicle with electric shower, heated towel rail and UPVC double glazed obscure window to front.

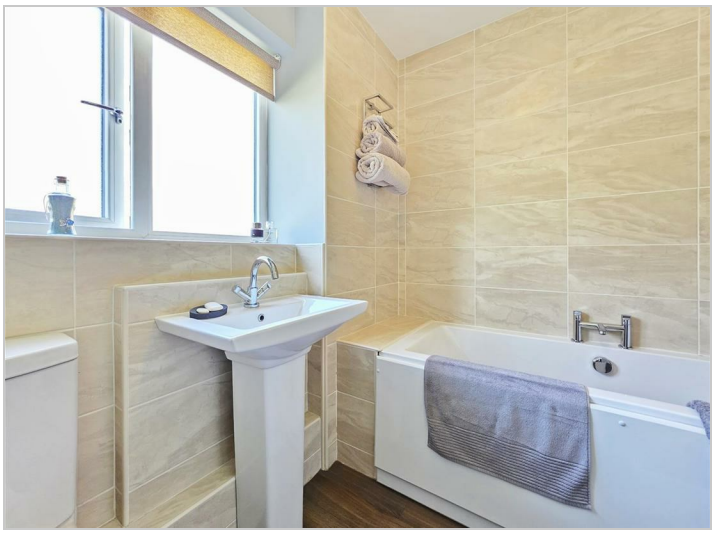
BEDROOM 2
7'6 x 10'1 (2.29m x 3.07m)
A central heating radiator and UPVC double glazed window to front.

BEDROOM 3
7'7 x 10'0 (2.31m x 3.05m)
A central heating radiator and UPVC double glazed window to rear.

BEDROOM 4
7'6 x 10'1 (2.29m x 3.07m)
A central heating radiator and UPVC double glazed window to rear.

BATHROOM
7'4 x 7'0 (2.24m x 2.13m)
Low level flush WC, wash hand basin with mixer tap, bath with central mixer tap and electric shower over, heated towel rail and UPVC double glazed obscure window to rear.

OUTSIDE
The property benefits from a rear garden mainly laid to lawn, bordered by a range of shrubs, bushes and trees, with a paved patio area positioned outside the French doors, shed and gated access to the front. To the front, there is a further lawned garden and a driveway providing off-street parking for multiple vehicles.



Road Map

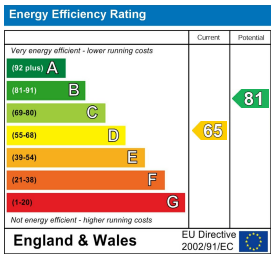
Hybrid Map

Terrain Map

Viewing

Please contact our Emma Terry Homes Office
on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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