



Royce Avenue  
Hucknall Nottingham





### Property Description

Located on the outskirts of Hucknall, this detached home has been lovingly upgraded and modernised throughout.

On the ground floor there is a welcoming entrance hallway, lounge with bay window, re-fitted kitchen diner with breakfast bar and conservatory.

To the first floor there are three bedrooms, two of which are double, and a re-fitted bathroom having modern four piece suite.

Outside there is a generous driveway providing off road parking and providing access to the detached garage. the enclosed rear garden has again been upgraded and has a paved patio area, lawn and planted borders.

### Entrance Hallway

Entered into via UPVC front door with glazed side panels, stairs to the first floor, understairs storage cupboard, decorative panelling and central heating radiator.

### Lounge

13' 6" Max into bay x 11' 11" ( 4.11m Max into bay x 3.63m )

Having UPVC double glazed bay window to the front elevation, TV point and central heating radiator.

### Kitchen/ Diner

19' 4" Max x 14' 11" Max(5.89m Max x 4.55m Max ) Having a range of modern wall, base and drawer units with complimentary work surfaces over, inset one and a half bowl sink and drainer with mixer tap, tiled splashbacks, integrated electric oven with electric hob and extractor hood over, breakfast bar, space for American fridge freezer, wooden flooring, UPVC double glazed window to the side and rear elevations, door to the side leading out to the garden, vertical central heating radiator, coving to the ceiling and sliding patio doors to the conservatory.

### Conservatory

15' 3" Max x 10' 4" Max ( 4.65m Max x 3.15m Max ) Being of UPVC and brick construction with wooden flooring, air conditioning/ heater unit, windows to the side and rear elevations and French doors leading out to the rear garden.

### First Floor Landing

Having loft hatch and UPVC obscured window to the side elevation.

### Bedroom One

13' 10" Max into bay x 11' 9" ( 4.22m Max into bay x 3.58m )

Having UPVC double glazed window to the front and vertical central heating radiator.

### Bedroom Two

11' 10" x 12' 4" ( 3.61m x 3.76m )

Having UPVC window to the rear and central heating radiator.

### **Bedroom Three**

6' 11" x 7' 11" Max ( 2.11m x 2.41m Max )  
Having UPVC double glazed window to the front, coving to the ceiling and central heating radiator.

### **Bathroom**

Having a four piece suite comprising of panelled bath with mixer tap and shower attachment, shower cubicle with mains fed shower, low level W.C and pedestal wash hand basin, heated towel rail, splashback tiling, extractor fan and UPVC obscured window to the rear.

### **Outside**

To the front of the property is a driveway providing off road parking with gravelled beds and borders, side access leading to the garage and access to the rear garden.

The enclosed rear garden is mainly laid to lawn with paved patio area and decorative planted beds and fenced boundaries.

### **Detached Garage**

Having up and over door, power and lighting with workshop/ utility area.







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