



Devitt Drive, Hucknall, Nottingham, NG15 8BL
£375,000 Freehold


MARTIN&CO

Devitt Drive, Hucknall

3 Bedrooms, 1 Bathroom

£375,000

- Extensively Renovated & Extended Three Bedroom Detached House
- Stunning Open Plan Living/Kitchen With Island Unit & Bi-Fold Doors
- Landscaped Rear Garden With Garden Room
- Refitted Bathroom
- Ample Off Road Parking
- Cul-De-Sac Setting
- Sought After Vaughn Estate
- Two Bedrooms With Fitted Wardrobes

Extended & Extensively renovated throughout to an exemplary standard, this three bedroom detached house is situated on a quiet cul-de-sac on the sought after Vaughn estate and requires early viewing. The accommodation comprises of a large entrance hall with access the living room and leading through to the stunning open plan living/dining/kitchen. The true heart of the home the well equipped kitchen comes complete with an island unit and



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

the living dining area has a vaulted ceiling and bi-folding doors opening out into the garden. To the first floor are three well proportioned bedrooms (two with fitted wardrobes) and a refitted family bathroom. Externally, to the rear is a landscaped garden complete with a versatile garden room with bi-folding doors and a useful additional driveway to the side. To the front a block paved driveway provides ample off road parking.

HALLWAY 14' 11" x 6' 3" (4.55m x 1.91m) Accessed via an external composite door with tiled flooring, wall mounted radiator, stairs rising to the first floor and fitted ceiling spotlights.

LIVING ROOM 16' 2" x 12' 6" (4.93m x 3.81m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

OPEN PLAN LIVING/DINING/KITCHEN 22' 3" x 19' (6.78m x 5.79m) This stunning and generously sized open plan space is the true heart of the home with a

high quality fitted kitchen complete with a range of high and low level units with an island unit with breakfast bar seating, a squared edge worktop over incorporating a sink and upstand and splashback, integrated electric twin Bosch ovens, inset hob with extractor hood over, integrated fridge, freezer, washing machine and dishwasher, tiled flooring, uPVC double glazed window to the side elevation and a rectangular flush ceiling light. The light and bright living/dining area has bi-folding doors opening across the back of the home seamlessly blending the indoor and outdoor, tiled flooring, wall mounted radiator, vaulted ceiling with four Velux windows and a ceiling light.

LANDING With fitted carpet, uPVC double glazed window to the side elevation, airing cupboard, loft hatch and fitted ceiling spotlights.

MASTER BEDROOM 11' x 10' 9" (3.35m x 3.28m) With fitted carpet, fitted wardrobes sliding mirrored doors, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BEDROOM TWO 11' 7" x 10' 3" (3.53m x 3.12m) With fitted carpet, fitted wardrobes sliding mirrored doors, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

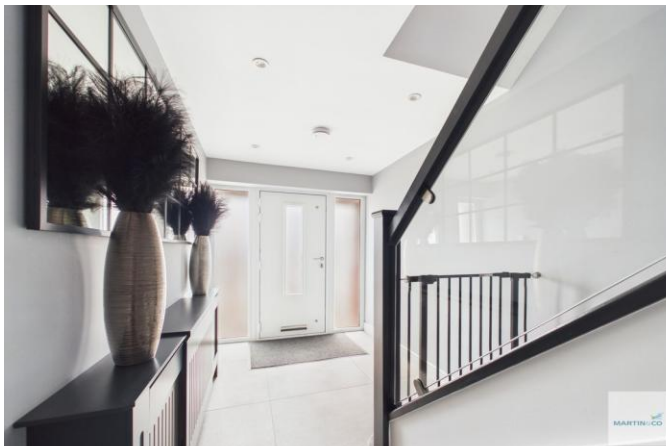
BEDROOM THREE 8' 8" x 8' (2.64m x 2.44m) With fitted carpet, uPVC double glazed window to the front elevation, over stairs storage cupboard, wall mounted radiator and ceiling light.

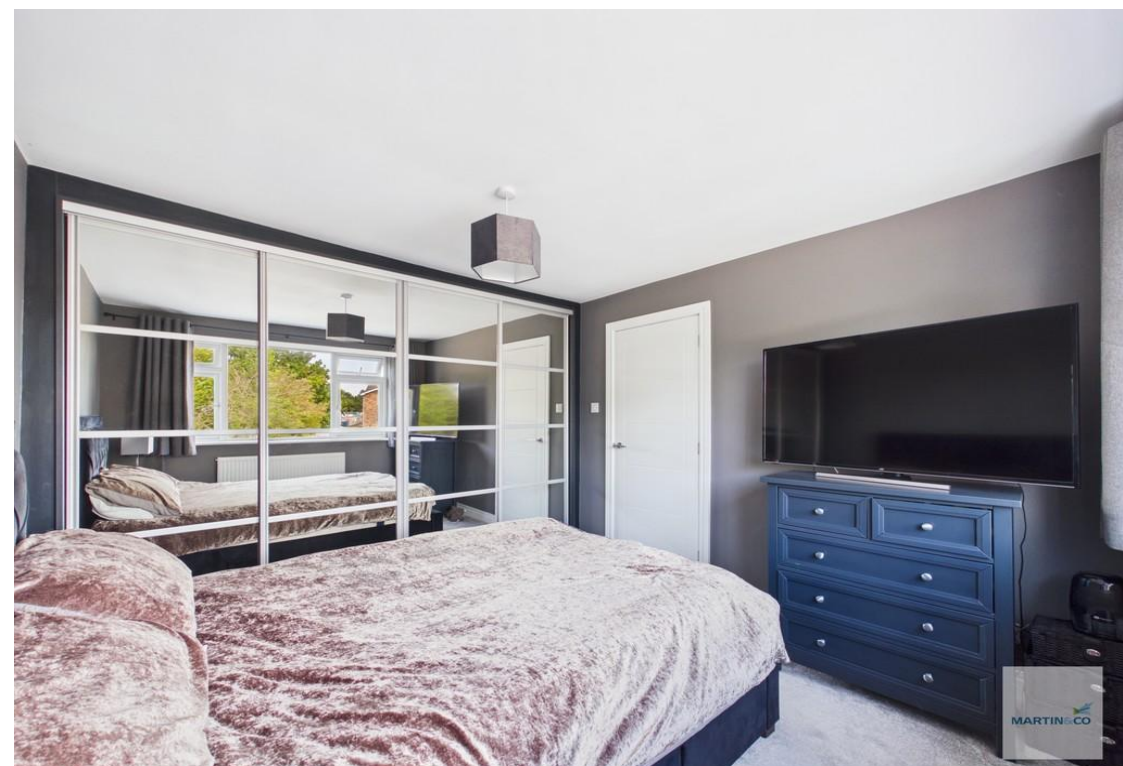
BATHROOM Comprising of a bath with chrome mixer tap and a mains fed mixer bar shower over with rainfall shower head and hand held attachment, low flush w.c., wall hung vanity wash hand basin, floor and full wall tiling, chrome heated towel rail, opaque uPVC double glazed window to the rear elevation and fitted ceiling spotlights.

EXTERNAL The property features an enclosed, beautifully landscaped rear garden which is laid to lawn with a large paved patio area, raised flower beds



and a fenced boundary. There is a versatile garden room which has floor covering, bi-folding doors, wall mounted electric panel heater, power and lighting and makes for an ideal home gym, office, playroom or bar. To the side of the property is a long block paved driveway accessed via secure double gates. To the front of the property a large block paved driveway provides ample off road parking and there is a walled boundary.







Martin & Co Hucknall

36a High Street • Hucknall • Nottingham • NG15 7HG
T: 0115 871 5461 • E: hucknall@martinco.com

0115 871 5461

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.