



Ryknie Road  
Hucknall NOTTINGHAM





## Property Description

This modern three storey home offers spacious well presented living accommodation, briefly comprising of Entrance Hallway, Downstairs WC, Kitchen and Lounge Diner.

On the first floor there are Two Bedrooms and Bathroom whilst the Master Bedroom with En-Suite shower room is situated on the second floor.

Outside there is an enclosed Rear Garden with parking space and Garage situated to the rear.

## Entrance Hallway

Having front entrance door, stairs off to the first floor, central heating radiator and access to:-

## W.C

Having low level WC, pedestal wash hand basin, central heating radiator, upvc double glazed obscured window to the front elevation

## Kitchen

Fitted with a range of wall and base units with complimentary worksurface over, one and a half bowl stainless steel sink and drainer, integrated electric oven with gas hob and cooker hood over, space for fridge freezer, space and plumbing for washing machine and upvc double glazed window to the front elevation

## Lounge/ Diner

Having upvc double glazed French doors leading out to the rear garden, laminate flooring, central heating radiator and built in understairs storage cupboard

## First Floor Landing

Having stairs off to the second floor, central heating radiator and access to:-

## Bedroom Two

Having upvc double glazed window to the rear elevation and central heating radiator

## Bathroom

Fitted with three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and low level WC, tiled splashback, central heating radiator and upvc double glazed obscured window to the side elevation

## Bedroom Three

Having two upvc double glazed windows to the front elevation and central heating radiator

## Second Floor

## Master Bedroom

Having built in wardrobes with sliding doors and further built in overstairs cupboard/wardrobe, central heating radiator.

## En-Suite

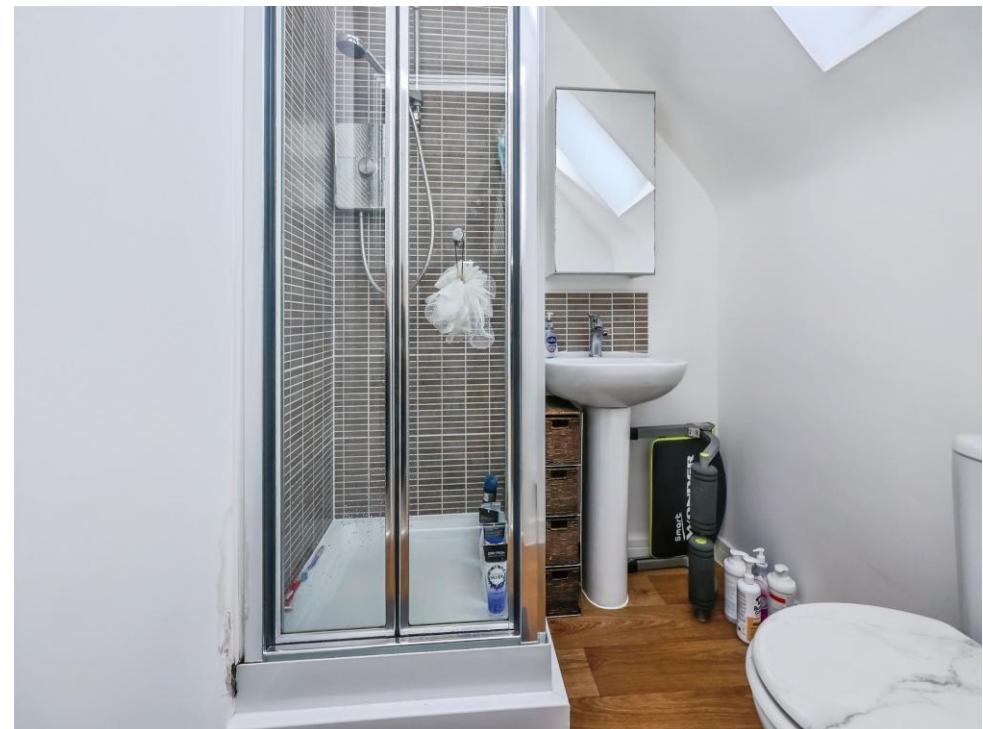
Having fitted shower cubicle, pedestal wash hand basin, low level WC, tiled splashback, central heating radiator and Velux window

## Outside

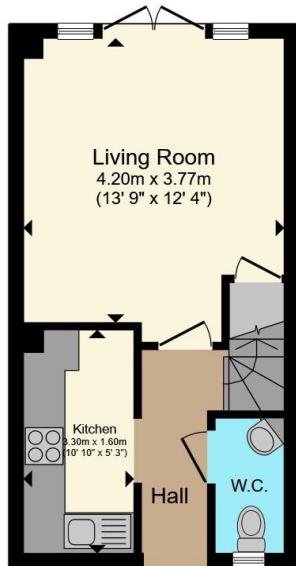
To the front of the property is a paved path with planted beds and borders.

The enclosed rear garden is mainly laid to lawn with paved patio area, fenced boundaries and wooden side access gate

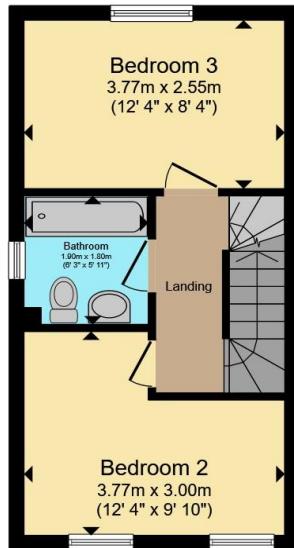




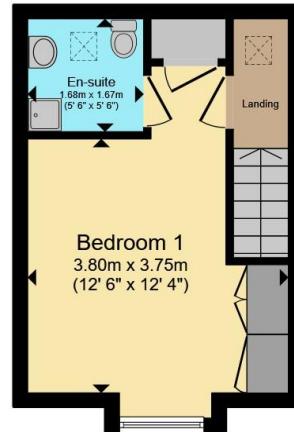




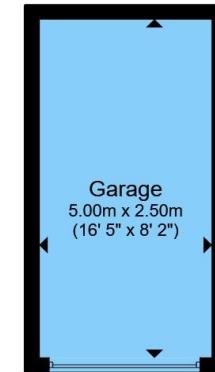
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

**Total floor area 91.1 m<sup>2</sup> (981 sq.ft.) approx**

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.propertybox.io](http://www.propertybox.io)



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EPC Rating: C    Council Tax  
Band: C

Tenure: Freehold

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