



Dexters Grove, Hucknall, Nottingham, NG15 6UW
£260,000 Freehold


MARTIN&CO

Dexters Grove, Hucknall

3 Bedrooms, 2 Bathroom

£260,000

- Three Bedroom Town House
- Contemporary Finish Throughout
- Views Over The Green
- Driveway & Converted Garage
- Landscaped, Low Maintenance Rear Garden With Bar
- Master Bedroom With Re-fitted En-Suite
- Open Plan Living/Dining/Kitchen

Standing in an excellent position with views over the neighbourhood green, this modern three bedroom, three storey town house affords a contemporary finish throughout and is situated in this popular residential location. The accommodation comprises of an entrance hall with cloakroom and a stunning open plan living/dining/kitchen to the ground floor with French doors leading out to the landscaped and low maintenance rear garden with a home bar. To the first floor is a living room has two Juliet balconies overlooking the green and is positioned alongside a double bedroom and the family bathroom. To the second floor the spacious master benefits from fitted wardrobes and a re-fitted en suite shower room alongside a further double bedroom. Externally, alongside the front and rear gardens is a driveway leading to a single garage which has been converted to provide additional living space and makes for a perfect home office or playroom. Early viewing is strongly recommended.



HALLWAY 13' 3" x 4' 6" (4.04m x 1.37m) Accessed via an external door with fitted carpet, wall mounted radiator, stairs rising to the first floor and ceiling light.

CLOAKROOM With a low flush w.c., pedestal wash hand basin, floor tiling, wall mounted radiator, opaque uPVC double glazed window to the front elevation and ceiling light.

OPEN PLAN LIVING/DINING/KITCHEN 27' 9" x 9' 2" (8.46m x 2.79m) The true heart and hub of the home this open plan space comprises of a fitted kitchen with a range of high and low level units with a rolled edge worktop over with upstand, one and quarter below sink and drainer, integrated electric oven and separate microwave, inset gas hob with extractor hood over and splashback, integrated washing machine and dishwasher, tiled flooring, wall mounted radiator and fitted ceiling spotlights. The living/dining area has tiled flooring, uPVC double glazed windows and French Doors to the rear garden, under stairs storage

cupboard, wall mounted radiator and ceiling light.

FIRST FLOOR LANDING With fitted carpet, stairs rising to the second floor, wall mounted radiator and ceiling light.

LIVING ROOM 12' 9" x 12' 6" (3.89m x 3.81m) With fitted carpet, two Juliet balconies to the front elevation, wall mounted radiator and ceiling light.

BATHROOM With a panelled bath with a mains fed mixer bar shower over, low flush w.c., pedestal wash hand basin, tiled flooring, part wall tiling, chrome heated towel rail and fitted ceiling spotlights.

BEDROOM TWO 12' 6" x 10' 4" (3.81m x 3.15m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator, storage cupboard and ceiling light.

SECOND FLOOR LANDING With fitted carpet, wall mounted radiator and ceiling light.

MASTER BEDROOM 12' 6" x 10' 7" (3.81m x 3.23m) With fitted carpet, two uPVC double glazed windows to the front elevation, fitted wardrobes, wall mounted radiator and ceiling light.

EN-SUITE Comprising of a shower enclosure with a mains fed mixer bar shower with a riser and twin shower head, low flush w.c., pedestal wash hand basin, wood effect floor tiling, wall tiling, chrome heated towel rail and fitted ceiling spotlights.

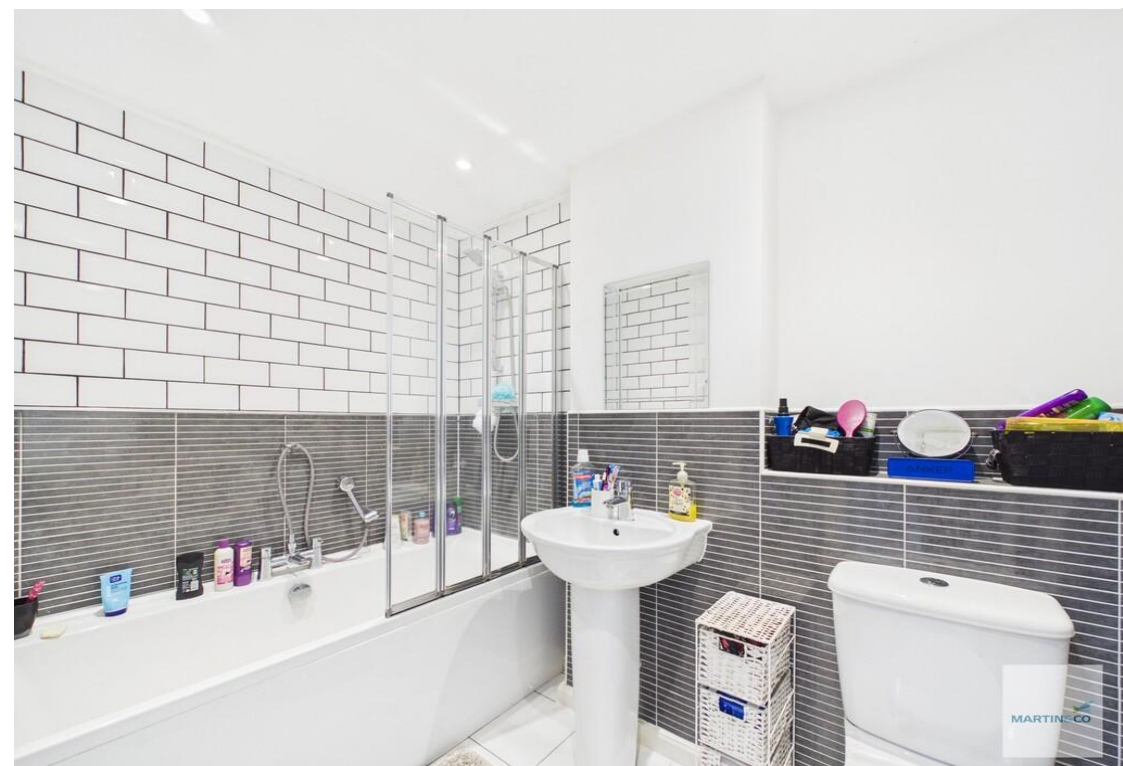
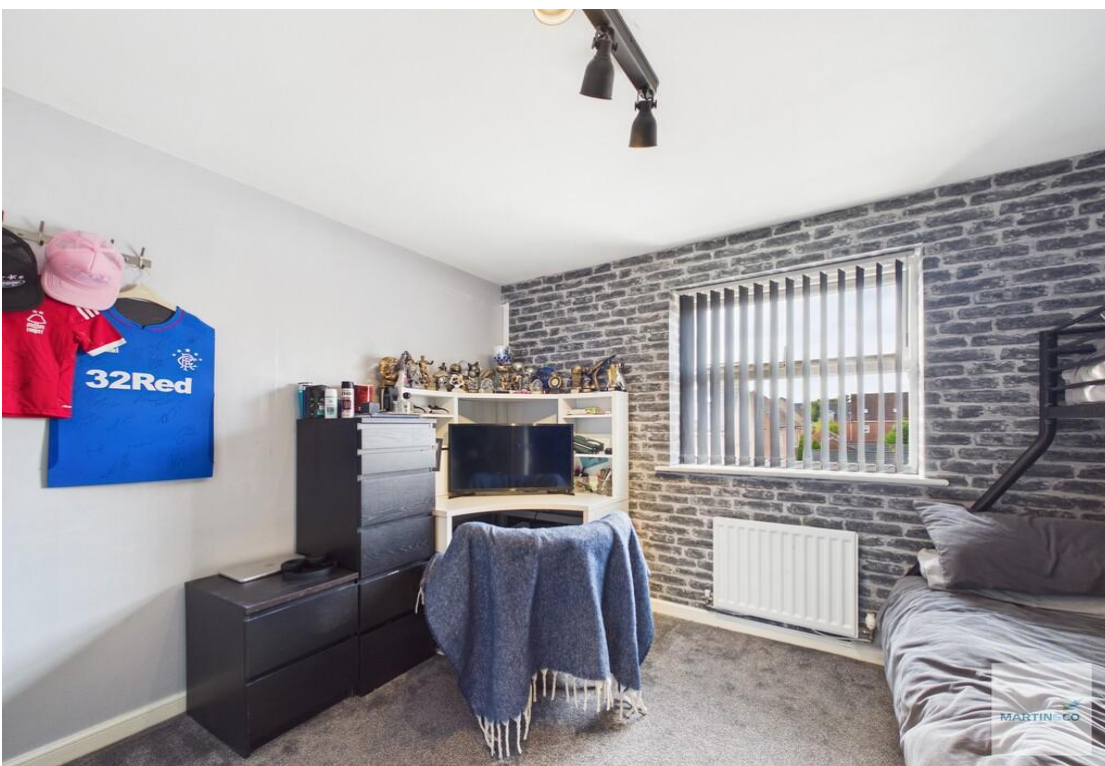
BEDROOM THREE 12' 5" x 9' 1" (3.78m x 2.77m) With fitted carpet, fitted wardrobe, uPVC double glazed window to the rear elevation, wall mounted radiator, loft hatch and ceiling light.

GARAGE 17' 7" x 8' 5" (5.36m x 2.57m) Converted into a useable room with uPVC double glazed windows and French Doors, fitted carpet, wall mounted electric panel radiator and fitted ceiling spotlights.



EXTERNAL The property enjoys a low maintenance, West facing rear garden which has a tiled patio area, artificial lawn, fenced boundary and secure gate access to the rear. There is also a small custom built home bar providing access to the garage and a driveway to the rear of the property for off road parking.







Martin & Co Hucknall

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