



**Garden Road, Hucknall, NG15 6LH**  
£250,000 Freehold

## Garden Road, Hucknall

2 Bedrooms, 1 Bathroom

£250,000

- Two Bedroom Semi-Detached House
- Large, South Facing Rear Garden
- Over 1/10th Acre Plot Size
- Driveway & Single Garage
- Kitchen/Diner
- Useful Attic Room
- Popular Location



Situated on a deceptively spacious plot with an extensive south facing rear garden, this two bedroom semi-detached house also has an abundance of charm and character throughout. In brief the accommodation comprises of two reception rooms, a fitted dining kitchen and w.c. to the ground floor. To the first floor the generously sized master bedroom comes complete with fitted wardrobes and there is a second double bedroom which in turn provides access to



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

the bathroom and with stairs to the spacious attic room. Alongside the large rear garden which offers a patio area and summer houses the property has a gated driveway to the front leading to a well proportioned single garage. Situated within easy reach of the local amenities the property suits a wide range of buyers and early viewing is strongly recommended.

**RECEPTION ROOM 12' 2" x 11' 11"** (3.71m x 3.63m) Accessed via an external door with fitted carpet, double glazed windows to the front and side elevations, electric fire with surround and hearth, wall mounted radiator and ceiling light.

**HALL** With fitted carpet, stairs rising to the first floor and ceiling light.

**RECEPTION ROOM 13' x 12'** (3.96m x 3.66m) With a fitted carpet, double glazed windows to the side and rear elevations, electric fire with surround and hearth, wall mounted radiator and ceiling light.

**DINING AREA 9' 5" x 5' 11"** (2.87m x 1.8m) With a fitted carpet, double glazed window, a range of fitted units, wall mounted radiator and ceiling light.

**KITCHEN 8' 11" x 5' 11"** (2.72m x 1.8m) With a range of fitted high and low level units with a worktop over incorporating a one and half bowl sink and drainer, splash back tiling, integrated electric oven, inset gas hob with extractor hood over, fitted carpet, washing machine plumbing, double glazed window to the side elevation and ceiling light.

**REAR LOBBY** With tiled flooring, wall mounted radiator, external door to the rear garden and ceiling light.

**GROUND FLOOR W.C.** With a low flush w.c., corner half pedestal wash hand basin, tiled flooring, wall mounted radiator, opaque double glazed window to the rear elevation and ceiling light.

**LANDING** With a fitted carpet and wall light.

**MASTER BEDROOM 12' 4" x 11' 8"** (3.76m x 3.56m) With a fitted carpet, double glazed window to the front elevation, a range of fitted wardrobes, wall mounted radiator and ceiling light

**BEDROOM TWO 12' 1" x 9' 4"** (3.68m x 2.84m) With fitted carpet, double glazed window to the rear elevation, wall mounted radiator, ceiling light and stairs rising to the attic room.

**BATHROOM** With a fitted suite comprising of a bath with mixer tap and shower riser over, low flush w.c., pedestal wash hand basin, fitted carpet, wall mounted radiator, opaque double glazed window to the rear elevation and ceiling light.

**ATTIC ROOM 12' 3" x 11' 10"** (3.73m x 3.61m) With a Velux window and ceiling light.

**EXTERNAL** The property stands on an impressive sized plot (just over 1/10th of an acre) and has a



sprawling south-facing rear garden which is mainly laid to lawn with two spacious patio areas, a range of mature shrubs and planters, a summerhouse, shed and fenced boundaries. To the front is a gated driveway which leads to a well proportioned garage with electric roller shutter door, power, lighting and double glazed window and external door to the rear elevation.







## Martin & Co Hucknall

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