



**Hillcrest Drive, Hucknall, Nottingham, NG15 6PS**

£218,000 Freehold

  
**MARTIN&CO**

# Hillcrest Drive, Hucknall

3 Bedrooms, 2 Bathroom

£218,000

- Extended Semi-Detached Property
- Larger Than Average Plot
- Extensively Renovated
- Refitted Kitchen & Bathroom
- Lounge With Wood Burning Stove
- Garden With Home Pub
- Off Road Parking & Garage
- No Onward Chain

Situated on a larger than average plot, this extended, three bedroom semi-detached house has been extensively renovated by the current owners to provide a modern home bursting with charm and character. The accommodation comprises of an entrance hall leading into a lounge with wood burning stove and a separate snug ideal for a study or games area. a refitted dining/kitchen offering a range of fitted units and boasting an integrated wine cooler and American style fridge/freezer, a refitted bathroom and to the first floor three bedrooms (master with an en-suite w.c.). Externally, there is an enclosed, west facing rear garden which also features a home pub, summer house and sheds. To the front is a double width driveway and a single, detached garage. Early viewing is strongly recommended.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

**HALLWAY** Accessed via an external composite door with fitted carpet, stairs rising to the first floor and ceiling light.

**LOUNGE** 13' x 12' (3.96m x 3.66m) With a fitted carpet, uPVC double glazed bow window to the front elevation, wood burning stove with a tiled hearth, wall mounted radiator, two ceiling lights and a separate snug area which makes for a perfect home office or gaming space.

**KITCHEN/DINER** 18' 2" x 10' (5.54m x 3.05m) Comprising of a range of fitted high and low level units with a squared edge worktop over incorporating a sink and drainer, splash back tiling, integrated electric oven, inset hob and extractor hood over, washing machine and dishwasher plumbing, American style fridge/freezer, wine cooler, wood effect flooring, under stairs storage, uPVC double glazed windows to the side and rear elevations and external door to the rear garden and fitted ceiling spotlights.

**BATHROOM** Accessed via a rear lobby the bathroom has an L-Shaped panelled bath with a mains fitted mixer bar shower over with riser and twin shower heads, opaque uPVC double glazed window to the rear and there is a separate w.c. with a vanity wash hand basin and low flush w.c. unit, heated towel rail and ceiling light.

**LANDING** With fitted carpet, uPVC double glazed window to the side elevation, loft hatch and ceiling light.

**MASTER BEDROOM** 13' 3" x 10' 7" (4.04m x 3.23m) With fitted carpet, fitted wardrobes with sliding mirrored doors, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**EN-SUITE** With a low flush w.c, pedestal wash hand basin, wood effect laminate flooring, ceramic wall tiling and ceiling light.

**BEDROOM TWO** 10' 11" x 9' 5" (3.33m x 2.87m) With

a fitted carpet, uPVC double glazed window to the rear elevation, fitted wardrobe with sliding mirrored doors, fitted storage, wall mounted radiator and ceiling light.

**BEDROOM THREE** 7' 10" x 6' 8" (2.39m x 2.03m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**EXTERNAL** The property is situated on a larger than average plot with a generously sized rear garden which is mainly laid to lawn with a patio area, summer house and shed. There is also a home pub with it's own bar and comes fully insulated ensuring year round use and is ideal for entertaining! To the front is a double width driveway and a single garage with up and over door.









Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
807.58 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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**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.

