



Dexters Grove, Hucknall, Nottingham, NG15 6UW
Offers In Region Of £270,000 Freehold



Dexters Grove, Hucknall

3 Bedrooms, 2 Bathroom

Offers In Region Of £270,000

- Three/Four Bedroom Town House
- Contemporary Finish Throughout
- Open Plan Living/Dining/Kitchen
- Landscaped Rear Garden
- Driveway & Garage
- Master Bedroom With En-Suite & Fitted Wardrobes
- Envious Plot

Comprising of a spacious and contemporary finish throughout, this three/four bedroom modern town house stands on an enviable plot with views across the neighbourhood green. 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 rear garden. To the first floor is a living room which could also be utilised as a fourth bedroom

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



alongside a double bedroom and the family bathroom. To the second floor the spacious master benefits from fitted wardrobes and an en suite shower room alongside a further double bedroom. Externally, the property enjoys a landscaped and low maintenance rear garden perfect for alfresco dining and entertaining. Additionally to the rear is a driveway leading to a single garage within a block. Early viewing is strongly recommended.

HALLWAY Accessed via an external door with carpet inset, tiled flooring, wall mounted radiator, stairs rising to the first floor and ceiling light.

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

OPEN PLAN LIVING/DINING/KITCHEN 27' 11" x 9' 3" (8.51m x 2.82m) 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, splash back tiling, integrated electric twin oven, inset five ring burner hob with extractor hood over, washing machine plumbing, 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, wall mounted radiator, stairs rising to the second floor and ceiling light.

LIVING ROOM/BEDROOM FOUR 12' 9" x 12' 7" (3.89m x 3.84m) This versatile room can be used as a living room or a fourth bedroom and has wood effect laminate flooring, two uPVC double glazed Juliet balconies to the front elevation, wall mounted radiator and ceiling light.

BATHROOM With a panelled bath with chrome mixer tap and hand held shower attachment, mains fed mixer bar shower over with twin shower heads, low flush w.c., pedestal wash hand basin, floor and part wall tiling and fitted ceiling spotlights.

BEDROOM THREE 12' 5" x 10' 5" (3.78m x 3.18m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator, storage cupboard and ceiling light.

SECOND FLOOR LANDING With fitted carpet 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 wardrobe, storage cupboard, wall mounted radiator and ceiling fan and light.

EN-SUITE With a corner shower enclosure with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, wood effect vinyl flooring, part wall



tiling, chrome heated towel rail and fitted ceiling spotlights.

BEDROOM TWO 12' 5" x 10' 5" (3.78m x 3.18m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator, loft hatch and ceiling light.

EXTERNAL The property offers an enclosed, landscaped rear garden which is laid to lawn with a paved patio area, retractable patio canopy, fenced boundary and secure gate access. To the rear there is access to a driveway providing off road parking and leading to a single garage within a block with an up and over door.







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