



Godber Road, Hucknall, Nottingham, NG15 6HL
Offers In Excess Of £230,000 Freehold

Godber Road, Hucknall

3 Bedrooms, 1 Bathroom

Offers In Excess Of £230,000

- Three Bedroom Semi-Detached House
- Landscaped Rear Garden
- Kitchen/Diner With Wood Burning Stove & Patio Doors
- Off Road Parking
- Sought After Location
- Spacious Interior
- Viewing Recommended

Situated in a popular and sought after location stands this spacious three bedroom semi-detached property. Affording a modern interior throughout the accommodation comprises of a large entrance hall, living room with bay window, open plan kitchen/diner with wood burning stove and patio doors to the rear garden, two well proportioned double bedrooms and a further single alongside a modern fitted family bathroom. Externally, the property has an enclosed, landscaped rear garden and a block paved driveway to the front provides off road parking. Early viewing is strongly recommended.



HALLWAY 16' 1" x 5' 11" (4.9m x 1.8m) Accessed via an external composite door with fitted carpet, uPVC double glazed window to the side elevation, vertical column radiator, stairs rising to the first floor, under stairs storage cupboard and ceiling light.

LIVING ROOM 12' 9" x 12' 8" (3.89m x 3.86m) With a fitted carpet, uPVC double glazed bay window to the front elevation, inset electric fireplace, fitted carpet, wall mounted radiator and fitted ceiling spotlights.

KITCHEN/DINER 18' 11" x 11' 6" (5.77m x 3.51m) The fitted kitchen has a range of high and low level units with a rolled edge worktop over incorporating a one and quarter bowl sink and drainer, splashback tiling, range cooker point with stainless steel splashback and extractor hood over, washing machine plumbing and dryer point, tiled flooring, uPVC double glazed window to the side elevation and fitted ceiling spotlights. The dining area has tiled flooring, uPVC double glazed French Doors to the rear garden, wood burning stove

with tiled hearth, two vertical column radiators and ceiling light.

LANDING With fitted carpet, uPVC double glazed window to the side elevation, storage cupboard and ceiling light.

MASTER BEDROOM 12' 8" x 10' 9" (3.86m x 3.28m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BEDROOM TWO 11' 4" x 9' 10" (3.45m x 3m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator, airing cupboard and ceiling light.

BEDROOM THREE 9' 5" x 8' (2.87m x 2.44m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

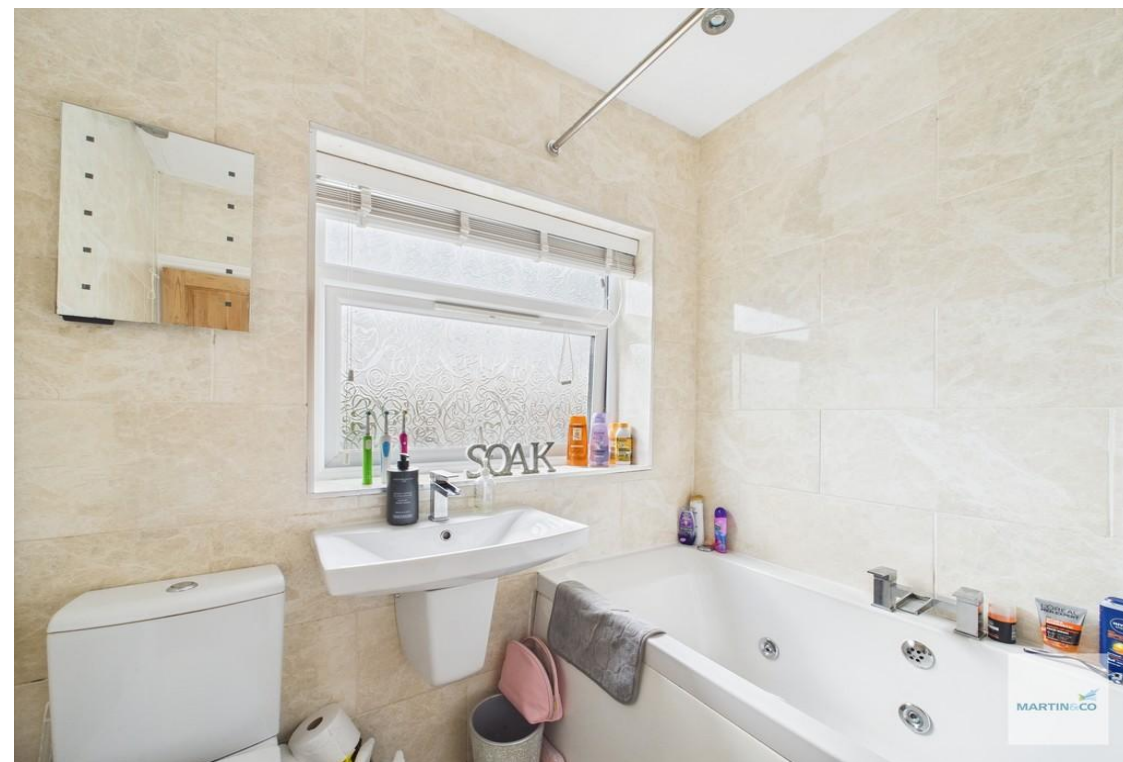
BATHROOM With a fitted suite comprising of a panelled bath with whirlpool jets and a mains fed mixer

bar shower over, low flush w.c., half pedestal wash hand basin, vinyl floor covering, wall tiling, chrome heated towel rail, opaque uPVC double glazed window to the rear elevation and fitted ceiling spotlights.

EXTERNAL The property enjoys a beautifully landscaped rear garden which offers a large, block paved patio area, artificial lawn, pergola perfect for outdoor entertaining and alfresco dining, pizza oven, raised flower beds, outhouses, a further paved area to the side, fenced boundary and secure gate access. To the front a block paved driveway provides off road parking and a fenced boundary.









Floor 0



Floor 1

Approximate total area⁽¹⁾
870 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

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