



Marciana Grove, Hucknall, Nottingham, NG15 8JJ

Guide Price £300,000-£320,000 Freehold


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Marciana Grove, Hucknall

3 Bedrooms, 2 Bathroom

Guide Price £300,000

- Three Bedroom Double Fronted Detached House
- Envious, Quiet Plot
- Master Bedroom With Fitted Wardrobes & En-Suite
- Dual Aspect Lounge With French Doors To Rear Garden
- Double Width Driveway & Garage
- Cul-De-Sac Setting

GUIDE PRICE £300,000-£320,000. Occupying an enviable plot situated on a private drive within a peaceful cul-de-sac this three bedroom detached property is offered in immaculate condition and is move in ready. Bright and spacious throughout the accommodation comprises of an entrance hallway, cloakroom, dual aspect lounge with French Doors to the rear garden, fitted kitchen also with French Doors and a separate dining room to the ground



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

floor. To the first floor the master bedroom has fitted wardrobes and an en-suite shower room, a second double bedroom with fitted wardrobes and a third, single bedroom alongside a family bathroom.

Externally, the property offers a good sized, enclosed rear garden and there is a double width driveway to the side leading to a detached single garage. Early viewing is strongly recommended to appreciate the setting and accommodation available.

HALLWAY 15' 6" x 6' 1" (4.72m x 1.85m) Accessed via an external door with wooden flooring, wall mounted radiator, stairs rising to the first floor, under stairs storage cupboard and ceiling light

LIVING ROOM 15' 10" x 10' (4.83m x 3.05m) With wooden flooring, two uPVC double glazed windows to the front elevation and French Doors to the rear garden, two wall mounted radiators and two ceiling lights.

DINING ROOM 10' 4" x 8' 4" (3.15m x 2.54m) With

wooden flooring, two uPVC double glazed windows to the front elevation, wall mounted radiator and ceiling light.

KITCHEN 10' 7" x 10' 3" (3.23m x 3.12m) With a range of high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, integrated electric oven, inset gas hob with extractor hood over, washing machine plumbing, integrated dishwasher, wooden flooring, wall mounted radiator, uPVC double glazed French doors to the rear elevation and ceiling light.

CLOAKROOM Comprising of a low flush w.c., corner pedestal wash hand basin, vinyl flooring, wall mounted radiator, opaque uPVC double glazed window to the rear elevation and ceiling light.

LANDING With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

MASTER BEDROOM 12' 11" x 8' 11" (3.94m x 2.72m) With wooden flooring, two uPVC double glazed windows to the front elevation, fitted wardrobes, wall mounted radiator and ceiling light.

EN-SUITE With a double wide walk in shower enclosure with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, vinyl floor covering, wall mounted radiator, part wall tiling and ceiling light.

BEDROOM TWO 10' 1" x 9' 4" (3.07m x 2.84m) With wooden flooring, two uPVC double glazed windows to the front elevation, fitted wardrobes, over stairs storage cupboard, wall mounted radiator and ceiling light.

BEDROOM THREE 6' 11" x 6' 5" (2.11m x 1.96m) With wooden flooring, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

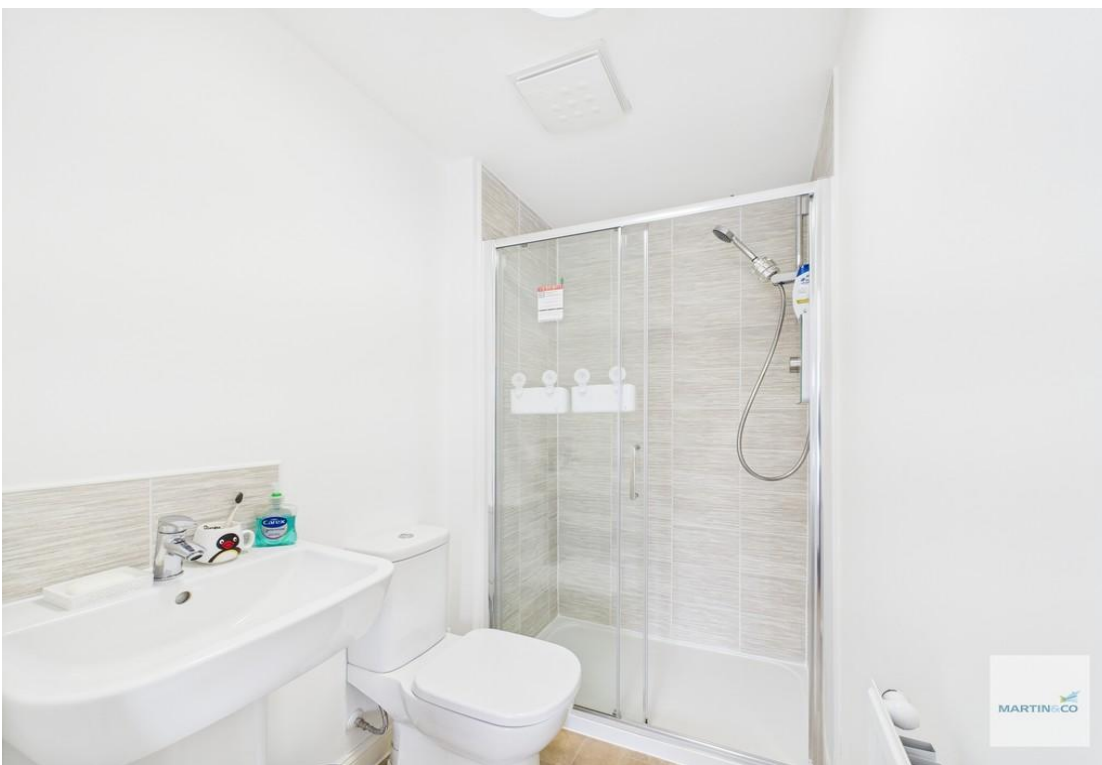
BATHROOM Comprising of a panelled bath with chrome mixer tap and shower attachment over, low flush w.c., pedestal wash hand basin, vinyl floor



covering, wall mounted radiator, part wall tiling, opaque uPVC double glazed window to the rear and ceiling light.

EXTERNAL The property enjoys an enclosed rear garden which is mainly laid to lawn with a fenced boundary and secure gate access. There is a double width driveway to the side of the property and leading to a detached single garage with up and over door, power and lighting. The property occupies an enviable plot located within a private driveway shared with just one other property and there are open views to the front.







Martin & Co Hucknall

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