



Sheridan Way, Hucknall, Nottingham, NG15 7NX

Guide Price £300,000-£310,000 Freehold


MARTIN&CO

Sheridan Way, Hucknall

4 Bedrooms, 2 Bathroom

Guide Price £300,000-£310,000

- Extended, Four Bedroom Semi-Detached
- Open Plan Living
- Bi-Folding Doors To Rear Garden
- Landscaped Rear Garden With Home Bar
- Master Bedroom With Fitted Wardrobes & En-Suite
- Modern Interior Throughout
- Large Driveway

GUIDE PRICE £300,000-£310,000. Extended, this stunning four bedroom semi-detached house affords a modern interior throughout with superb open plan living, bi-folding doors and a landscaped rear garden with its own bar! The accommodation comprises of an entrance hall, cloakroom, open plan lounge/diner, fitted kitchen and separate utility to the ground floor. To the first floor are four bedrooms (master with fitted wardrobes and en-suite shower room) and a family shower room. Alongside the landscaped garden the property has a paved front providing ample off road parking and there is a small garage ideal for a workshop or storage. Situated within this popular residential development just minutes from Titchfield Park there is also easy access to the town centre with an array of local amenities and transport links.



HALLWAY 8' x 3' 5" (2.44m x 1.04m) Accessed via an external composite door with tiled flooring, wall mounted radiator, stairs rising to the first floor and ceiling light.

CLOAKROOM With low flush w.c., corner vanity wash hand basin, part wall and floor tiling, chrome heated towel rail, opaque uPVC double glazed window to the front elevation and fitted ceiling spotlight.

OPEN PLAN LIVING/DINING/KITCHEN 24' 1" x 22' 8" (7.34m x 6.91m) The living area has tiled flooring, uPVC double glazed window to the front elevation, wall mounted radiator and fitted ceiling spotlights. The dining area has tiled flooring, bi-folding doors to the rear garden, wall mounted radiator and fitted ceiling spotlights. The modern fitted kitchen has a range of high and low level units with a squared edge worktop over incorporating a stainless steel sink, upstand, breakfast bar seating and splashback, integrated electric twin oven, inset hob with extractor over, integrated fridge/freezer, tiled flooring, uPVC double

glazed window to the rear elevation and fitted ceiling spotlights.

UTILITY 7' 1" x 4' (2.16m x 1.22m) With a fitted wall and base unit with a rolled edge worktop over incorporating a sink and drainer, washing machine plumbing, tiled flooring, integral garage access and ceiling light.

LANDING With fitted carpet, loft hatch and ceiling light.

MASTER BEDROOM 10' 4" x 9' (3.15m x 2.74m) With fitted carpet, fitted wardrobes with sliding doors, uPVC double glazed window to the rear and ceiling light.

EN-SUITE With a double wide walk in shower enclosure with a mains fed mixer bar shower, vanity wash hand basin, low flush w.c., vinyl flooring, part wall tiling, chrome heated towel rail, opaque uPVC double glazed window to the rear elevation and ceiling light.

BEDROOM TWO 12' 9" x 7' 1" (3.89m x 2.16m) With

fitted carpet, uPVC double glazed window to the front elevation, storage cupboard, wall mounted radiator and ceiling light.

BEDROOM THREE 10' x 6' 11" (3.05m x 2.11m) With wood effect laminate flooring, wall mounted radiator, uPVC double glazed window to the front elevation and ceiling light.

BEDROOM FOUR 8' 9" x 6' 10" (2.67m x 2.08m) With wood effect laminate flooring, wall mounted radiator, uPVC double glazed window to the front elevation, over stairs storage cupboard and ceiling light.

SHOWER ROOM With a corner shower enclosure with a mains fed mixer bar shower, vanity wash hand basin, low flush w.c., vinyl flooring, wall panelling, opaque uPVC double glazed window to the rear elevation and fitted ceiling spotlights.

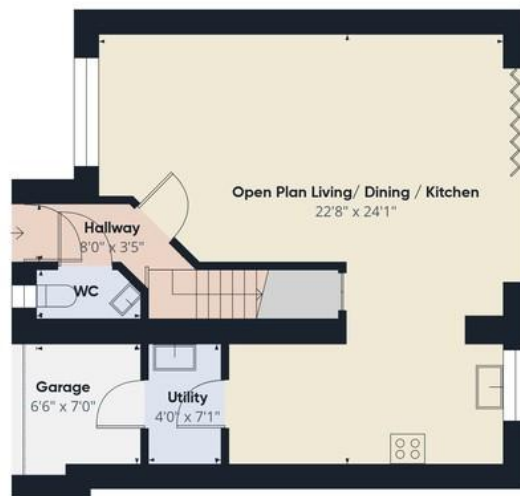
EXTERNAL The beautifully landscaped rear garden is



low maintenance with artificial lawn, two raised decking areas and an outdoor bar perfect for entertaining! There are raised flower beds and a fenced boundary. To the front is a paved driveway providing ample off road parking leading to a garage - reduced in size but making for an excellent workshop or storage area - with up and over door.







Floor 0



Approximate total area⁽¹⁾
1052 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are

Martin & Co Hucknall

36a High Street • • Hucknall • NG15 7HG
T: 0115 853 3230 • E: nottingham@martinco.com

0115 853 3230

<http://www.martinco.com>



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.