



Garden Road, Hucknall, Nottingham, NG15 6LH
£250,000 Freehold


MARTIN&CO

Garden Road, Hucknall

3 Bedrooms, 1 Bathroom

£250,000

- Characterful Three Bedroom Semi-Detached House
- Large, South Facing Rear Garden
- Spacious Interior
- New Roof (2023)
- All Double Bedrooms
- Over 1/10th Acre Plot
- Garage

Positioned on this sought after road affording easy access to the town centre stands this charming and characterful three bedroom semi-detached period property offering a well proportioned interior of over 1,000 square feet and a large, south facing rear garden and an overall plot size of over 1/10th of an acre. The accommodation comprises of two reception rooms, hallway with large pantry and fitted kitchen opening out into a sun room on the ground floor. To the first



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

floor are three well proportioned double bedrooms and a fitted bathroom. Externally, there is a garage and a generously sized south facing garden with fantastic potential. Early viewing is strongly recommended.

RECEPTION ROOM 14' 9" x 12' 7" (4.5m x 3.84m)
With fitted carpet, uPVC double glazed bay window to the front elevation, fire and surround and tiled hearth, wall mounted radiator and ceiling light.

HALLWAY With vinyl flooring, wall mounted radiator, stairs rising to the first floor, under stairs storage cupboard, internal garage access and ceiling light.

RECEPTION ROOM 13' x 11' 11" (3.96m x 3.63m)
With wooden flooring, fireplace with surround and tiled hearth, two uPVC double glazed window to the side rear elevations, two wall mounted radiators and ceiling light.

KITCHEN 11' 2" x 9' 3" (3.4m x 2.82m) With a range of high and low level units with a rolled edge worktop

over, splash back tiling, range cooker point, washing machine plumbing, vinyl flooring, uPVC double glazed window to the side elevation and external door to the rear garden and fitted ceiling spotlights.

SUN ROOM 11' 3" x 9' 2" (3.43m x 2.79m) With vinyl flooring, uPVC double glazed windows to the side and rear elevations and French Doors to the rear garden, wall mounted radiator and ceiling light.

LANDING With wooden flooring, uPVC double glazed window to the side elevation, wall mounted radiator, loft hatch and two ceiling lights.

MASTER BEDROOM 12' 7" x 12' 3" (3.84m x 3.73m)
With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BEDROOM TWO 10' 9" x 9' 3" (3.28m x 2.82m) With fitted carpet, uPVC double glazed window to the side elevation, wall mounted radiator and ceiling light.

BEDROOM THREE 9' 11" x 8' 5" (3.02m x 2.57m) With fitted carpet, uPVC double glazed window to the rear elevation, feature fireplace, wall mounted radiator and ceiling light.

BATHROOM Comprising of a corner bath with chrome mixer tap and shower attachment over, low flush w.c., pedestal wash hand basin, vinyl flooring, opaque uPVC double glazed window to the side elevation, wall mounted radiator, part wall tiling and ceiling light.

EXTERNAL The property stands on a superb plot with a generously sized rear garden which is sectioned into different areas, affords fantastic potential and is currently laid to lawn with a range of mature trees, shrubs and planting, a paved patio area, fenced boundary and secure gate access. To the front is a walled courtyard garden with double gates to a small block paved driveway and double doors to the garage which has power and lighting. The property benefits from a new roof installed in 2023.









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