



Olympia Way, Huckall, Nottingham, NG15 8HU

Guide Price £275,000-£280,000 Freehold



Olympia Way, Huckall

4 Bedrooms, 2 Bathroom

Guide Price £275,000

- Three/Four Bedroom Semi-Detached House
- Immaculately Presented
- Open Plan Living/Kitchen With Air Conditioning & French Doors
- Landscaped Rear Garden
- Driveway & Garage
- Cul-De-Sac Setting
- Sought After Development

GUIDE PRICE £275,000-£280,000. Immaculately presented throughout, this spacious three/four bedroom property arranged over three floors offers a contemporary and versatile interior. The accommodation comprises of an entrance hall with cloakroom, bedroom four/study and an open plan living/dining/kitchen with air conditioning and French Doors to the rear garden completes the ground floor. To the first floor there is a bright living room and a well proportioned master bedroom complete with fitted wardrobes and en-suite shower room. To the second floor are two further double bedrooms and a family bathroom. Externally, the property offers a beautifully landscaped, enclosed rear garden with paved patio area and a driveway to the side of the property leads to a single garage. Situated in this desirable development in close proximity of the town centre and array of local amenities and transport links, early viewing is strongly recommended.



HALLWAY 13' 6" x 3' 5" (4.11m x 1.04m) Accessed via an external door with tiled flooring, storage cupboard, wall mounted radiator, stairs rising to the first floor and ceiling light.

CLOAKROOM With a low flush w.c., pedestal wash hand basin, tiled flooring, wall mounted radiator and ceiling light.

BEDROOM FOUR 9' 3" x 6' 2" (2.82m x 1.88m) With wood effect vinyl flooring, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

OPEN PLAN LIVING/DINING/KITCHEN 20' 1" x 13' (6.12m x 3.96m) The fitted kitchen has a range of high and low level units with a rolled edge worktop over incorporating a one and half bowl stainless steel sink and drainer, upstand and splashback tiling, integrated electric oven, inset gas hob with stainless steel backsplash and extractor hood over, washing machine and dishwasher plumbing, tiled flooring and ceiling

light. The living/dining space has tiled flooring, uPVC double glazed windows and French doors leading to the rear garden, air conditioning unit, under stairs storage cupboard, wall mounted radiator and two ceiling lights.

FIRST FLOOR LANDING With fitted carpet, wall mounted radiator, stairs rising to the second floor and ceiling light.

LIVING ROOM 12' 10" x 11' 11" (3.91m x 3.63m) With fitted carpet, two uPVC double glazed windows to the front elevation, wall mounted radiator and ceiling light.

MASTER BEDROOM 12' 10" reducing to 10' 10" for wardrobes x 10' (3.91m x 3.05m) With fitted carpet, two uPVC double glazed windows to the rear elevation, fitted wardrobes, wall mounted radiator and ceiling light.

EN-SUITE With a fitted suite comprising of a double wide walk in shower enclosure with a mains fed mixer

bar shower, low flush w.c. and wash hand basin vanity unit, vinyl floor covering, full wall panelling, chrome heated towel rail and ceiling light.

SECOND FLOOR LANDING With fitted carpet, wall mounted radiator and ceiling light.

BEDROOM TWO 12' 10" x 11' 5" (3.91m x 3.48m) With fitted carpet, velux window, storage cupboard, wall mounted radiator, loft hatch and ceiling light.

BEDROOM THREE 12' 10" x 7' 4" (3.91m x 2.24m) With fitted carpet, uPVC double glazed window to the front elevation, velux window, over stairs storage cupboard, wall mounted radiator and ceiling light.

BATHROOM With a fitted suite comprising of a panelled bath with a mixer tap and shower attachment over, low flush w.c., pedestal wash hand basin, vinyl floor covering, wall mounted radiator, opaque uPVC double glazed window to the side elevation and ceiling light.



EXTERNAL The property affords a beautifully landscaped rear garden which is laid to lawn with a paved patio area, raised flower beds, mature planting and shrubs, shed, external door to the garage and fenced boundary. To the front of the property is gravelled garden with mature shrubs and a driveway provides off road parking and leads to a single garage with up and over door, power and lighting.







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