



**Harker Close, Hucknall, Nottingham, NG15 6XF**  
Offers Over £245,000 Freehold

  
**MARTIN&CO**



## Harker Close, Hucknall

3 Bedrooms, 2 Bathroom

**Offers Over £245,000**

- Contemporary Three Bedroom Semi-Detached House
- No Onward Chain
- Generous Plot
- High Quality Finish
- Sought After Development
- Double Length Tandem Driveway
- Master Bedroom With En-Suite

Situated within this sought after and popular development this contemporary three bedroom semi-detached house affords a spacious interior and high quality finish throughout. Situated on a good sized plot the accommodation comprises of a large entrance hall, cloakroom, modern fitted kitchen/diner and living room with French Doors to the rear garden on the ground floor. To the first floor the master bedroom has an en-suite shower room, two further well

Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>95 A</b>
81-91	<b>B</b>	<b>84 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



proportioned bedrooms and a modern fitted bathroom. Externally, there is an enclosed rear garden and a double length tandem driveway to the side provides off road parking. Being offered to the market with no onward chain, early viewing is strongly recommended.

**HALLWAY** 16' 4" x 3' 11" (4.98m x 1.19m) Accessed via an external door with wood effect flooring, wall mounted radiator, stairs rising to the first floor, under stairs storage cupboard with washing machine plumbing and ceiling light.

**CLOAKROOM** With a low flush w.c., pedestal wash hand basin, wood effect flooring, wall mounted radiator, opaque uPVC double glazed window to the front elevation and ceiling light.

**KITCHEN/DINER** 16' 5" x 9' 4" (5m x 2.84m) Comprising of a range of high and low level units with a squared edge worktop over incorporating a one and half bowl stainless steel sink and drainer and upstand, integrated fridge, freezer, electric oven and inset gas

hob with extractor hood over and stainless steel splash back, wood effect laminate flooring, wall mounted radiator, uPVC double glazed window to the front elevation, ceiling light and fitted ceiling spotlights.

**LIVING ROOM** 17' 3" x 11' 4" (5.26m x 3.45m) With wood effect laminate flooring, uPVC double glazed window and French Doors to the rear garden, two vertical column radiators and ceiling light.

**LANDING** With fitted carpet, airing cupboard, loft hatch and ceiling light.

**MASTER BEDROOM** 11' 3" x 9' 3" (3.43m x 2.82m) With wood effect laminate flooring, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**EN-SUITE** Comprising of a shower enclosure you a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, floor and part wall tiling, chrome heated towel rail and fitted ceiling spotlight.

**BEDROOM TWO** 14' 6" x 9' 4" (4.42m x 2.84m) With wood effect laminate flooring, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BEDROOM THREE** 10' 5" x 7' 8" (3.18m x 2.34m) With wood effect laminate 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 riser over, low flush w.c., half pedestal wash hand basin, wood effect flooring, part wall tiling, chrome heated towel rail, opaque uPVC double glazed window to the front elevation and fitted ceiling spotlights.

**EXTERNAL** With an enclosed rear garden which is laid to lawn with a paved patio area, fenced boundary and secure gate access. To the front is a garden with a range of shrubs and a tandem length double driveway





to the side.









Floor 0



Floor 1

Approximate total area<sup>m</sup>  
909 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Martin & Co Hucknall

36a High Street • Hucknall • Nottingham • NG15 7HG  
T: 0115 871 5461 • E: hucknall@martinco.com

0115 871 5461

<http://www.martinco.com>

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