



HOPKINS & DAINTY

ESTATE AGENTS



Aitchison Avenue, Nottingham, NG15 6LP

£320,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this well presented and attractive, detached family home. Convenient for access into Hucknall and the nearby A611.

Built in 2010, the property stands on a pleasant garden plot with side driveway parking and a tandem garage. The accommodation is accessed via a front entrance hall with a study, good size lounge, separate dining room, fitted kitchen, utility room and guest WC. On the first floor there are four bedrooms, the master having fitted wardrobes and an En-Suite shower room; along with a main family bathroom with a three piece suite including an over bath shower. The property also has gas central heating and double glazing.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hall



Accessed via a double glazed entrance door. With a radiator, stairs rising to the first floor and doors leading off.

Lounge 18'6" x 10'2" (5.64 x 3.12)



With double glazed sliding patio doors opening onto the rear garden, two radiators and double doors opening to the dining room.

Kitchen 11'10" x 7'8" (3.61 x 2.35)



Fitted range of units with worktops and an inset one and a

quarter sink and drainer. There is a built in electric double oven, 5 ring gas hob with a hood over and a dishwasher. Tiled flooring, a radiator, double glazed front window, under stairs storage cupboard and opening to the utility room.

Dining Room 11'2" x 8'7" (3.42 x 2.63)



With a double glazed rear window and door to the utility room.

Study 8'0" x 7'3" > 6'9" (2.44 x 2.22 > 2.08)



With a radiator and double glazed front window.

Utility Room 7'8" x 5'8" (2.35 x 1.74)



Fitted worktop with an inset sink and drainer. Tiled flooring, plumbing for a washing machine, a radiator and wall mounted boiler. Double glazed side access door and door to:

Guest WC



Two piece suite comprising WC and wash hand basin. With a radiator, extractor vent, tiled flooring and part sloping ceiling.

First Floor Landing



Built in airing cupboard with the hot water cylinder. Access to the loft space which is part boarded with lighting and accessed via a pull down ladder. Doors leading off.

Master Bedroom 12'6" x 10'2">8'9" (3.82 x 3.12>2.69)



Measurements do not include the wardrobes. Front master bedroom with fitted floor to ceiling wardrobes, radiator, double glazed window and door to:

En-Suite Shower Room 6'4" x 5'6" (1.94 x 1.69)



Three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks, a radiator, spotlights, extractor vent and a double glazed front window.

Bedroom 4 9'11" x 8'0">6'9" (3.03 x 2.44>2.08)



Radiator and a double glazed front window.

Bedroom 2 11'11" x 11'6">7'9" (3.64 x 3.53>2.37)



L-shaped bedroom with a radiator, double glazed side and rear windows.

Family Bathroom 8'5" x 5'0" (2.57 x 1.53)



Three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Tiled splash backs, extractor vent and a double glazed side window.

Bedroom 3 9'6" x 7'9" (2.91 x 2.37)



With a radiator and double glazed rear window.

Frontage



To the front of the property there is a low maintenance border garden. Path to the entrance door with a storm

canopy and lighting. Side storage area.

Side Driveway



Side driveway parking for more than one car. With outside lighting, access to the garage and gated entry to the rear garden.

Tandem Garage 31'7" x 9'4" max. (9.65 x 2.85 max.)

Tandem garage with an up and over door, electric light and power connected.

Rear Garden



Delightful lawn garden with fencing to the boundary. Side patio seating area with an outside tap.

Summer House 10'9" x 8'10" max. (3.30 x 2.70 max.)



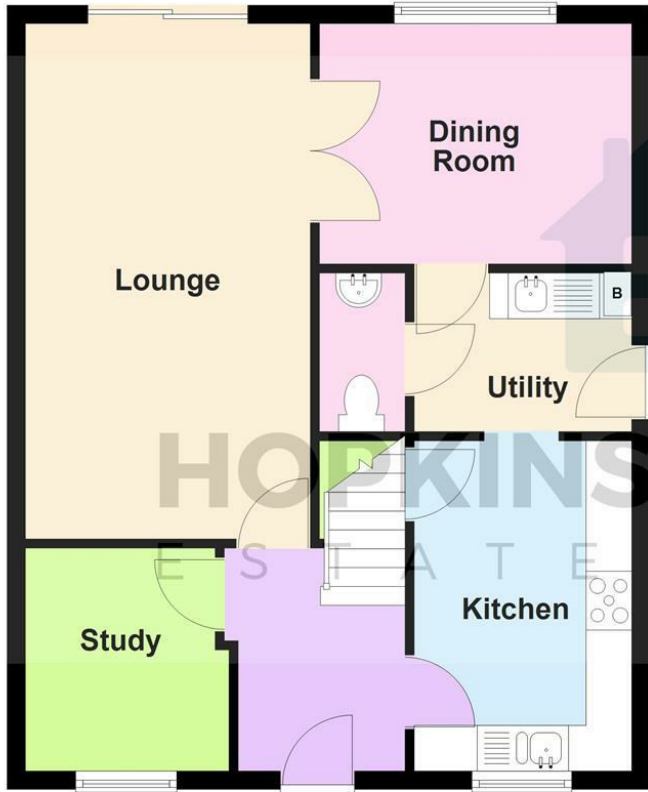
Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

Ground Floor

Approx. 54.3 sq. metres (584.6 sq. feet)



First Floor

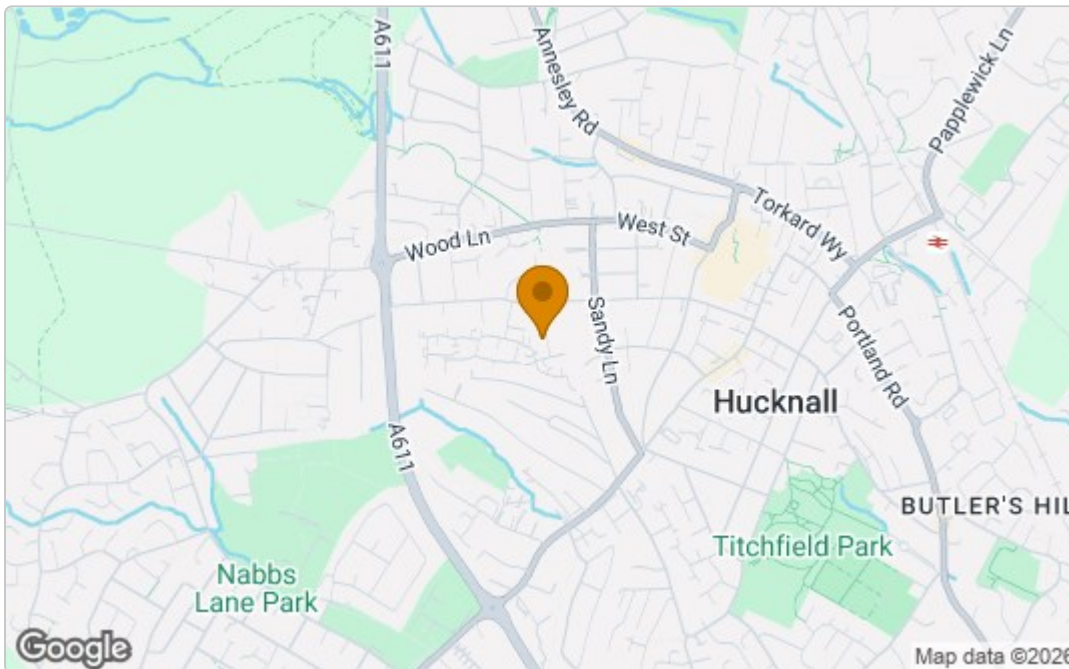
Approx. 54.3 sq. metres (584.6 sq. feet)



Total area: approx. 108.6 sq. metres (1169.3 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	83
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

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