

## Hillcrest Drive, Hucknall, Nottingham, Nottinghamshire NG15 6PX



**Offers Over £230,000 Freehold**



**MOVE STRAIGHT IN!** This detached family home is in a great location for local shops, schools, M1 access and buses but also has accommodation that you could move straight into. Both the Kitchen and Bathroom have been refitted in recent years and been finished to a high standard. The garden is mostly South Facing and is an ideal size to be enjoyable rather than a chore. The 3rd bedroom is lovely size compared to most detached houses locally and there is a generous amount of off road parking, enclosed carport and garage. The property is well maintained and certainly one that will generate a lot of interest. To avoid disappointment CALL ASAP.

## Entrance Hall

**16'8" x 6'5"**

Accessed via a modern composite door, finished with laminate flooring, stairs to the 1st floor and provides access to the living room and kitchen

## Living Area

**13'8" x 11'6"**

Opening to the Dining Area with feature fireplace with Electric fire and timber surround, large front aspect window and wall mounted light fittings.

## Dining Area

**10'4" x 9'1"**

A generous space for a family meal and opening to the Living Area and french doors to the rear gardens,

## Refitted Modern Kitchen

**9'10" reducing to 8'2" x 8'10"**

With a range of modern refitted kitchen units, work surfacing, brick tiled splash backs, gas hob, electric fan oven, space for a fridge and freezer, extractor fan, large pantry, upvc side aspect door and plumbing for a washing machine.

## Landing

With access to the bedrooms, bathroom, loft space and airing cupboard

## Bedroom 1

**11'1" x 10'0" + wardrobes**

With large double glazed front aspect window and built in wardrobe

## Bedroom 2

**10'4" x 9'8"**

Another double room, rear aspect window and bedroom furniture.

## Bedroom 3

**8'1" x 8'0"**

A good sized 3rd bedroom

## Bathroom

With a refitted modern suite including bath with electric shower over folding shower screen, wash hand basin and wc, tiled splash backs, two double aspect windows, tiled floor and heated towel radiator

## Outside

To the front aspect there is a large resurfaced hard standing for a number of vehicles leading to a carport enclosed to the front by an up and over door. The driveway continues along the side of the property to the rear where a detached garage can be found. The rear gardens begin with a good sized patio and lead to a lawned garden with planted borders and it is enclosed to the sides and rear.

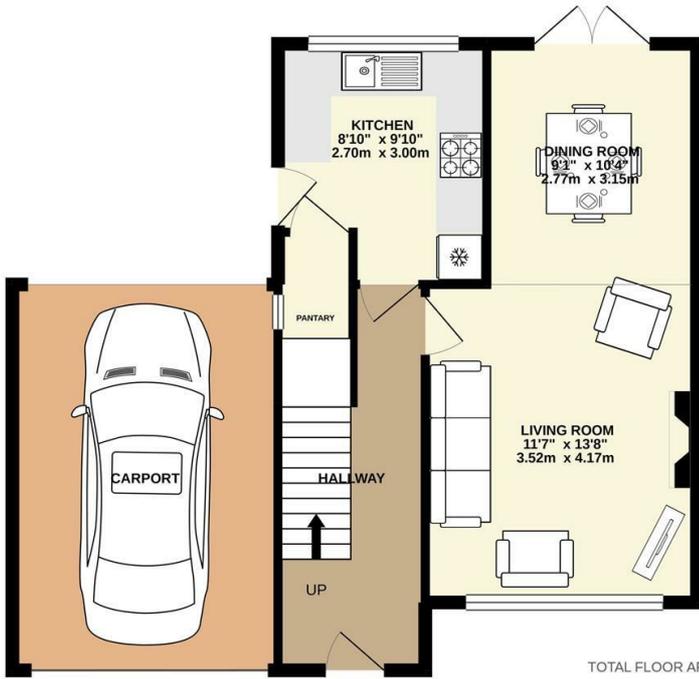
## Brochure Disclaimer

We endeavor to make our sales particulars as accurate and

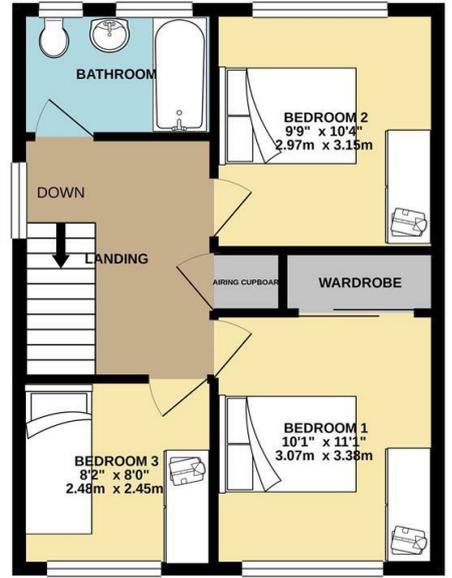
reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



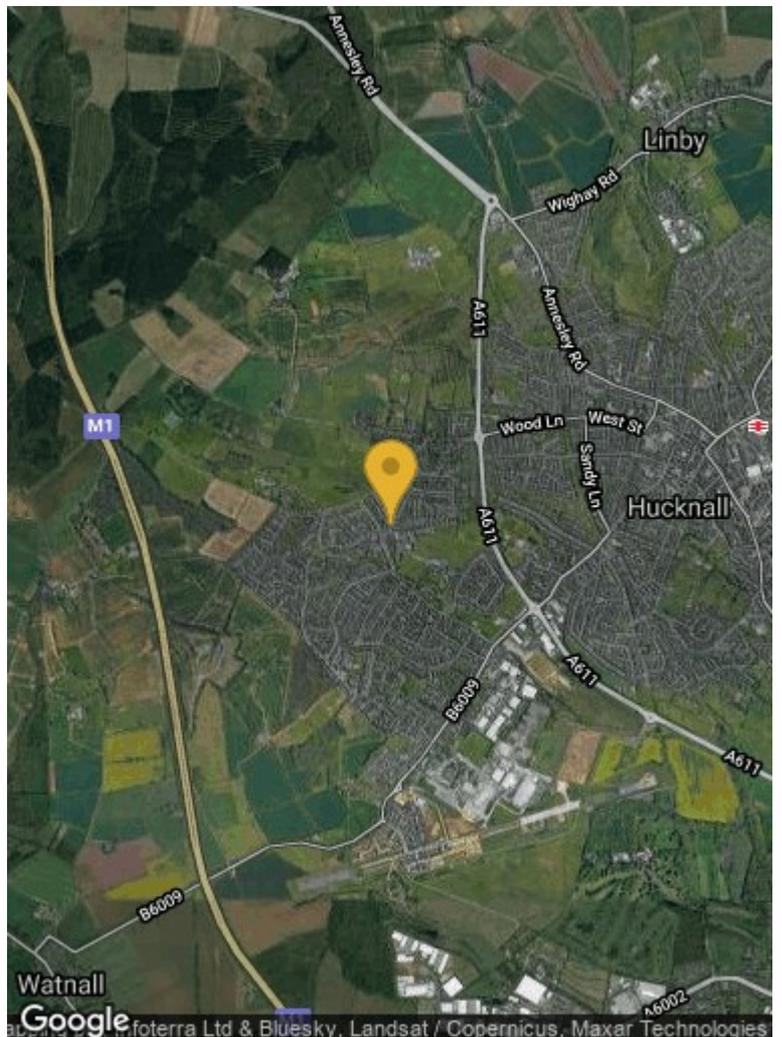
1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	