



**Fircroft Drive, Hucknall, NG15 6RW**

**£265,000**

**\*\* NEW PRICE \*\* EXTENDED FOUR BEDROOM DETACHED FAMILY HOME \*\* NO ONWARD CHAIN  
\*\* LARGE PLOT \*\* FOUR GOOD SIZED BEDROOMS \*\* SEPARATE STUDY AREA \*\* DRIVEWAY  
PARKING \*\* LOUNGE, DINING AND KITCHEN AREAS \*\* CUL DE SAC LOCATION \*\***



# 31 Fircroft Drive, Hucknall, NG15 6RW

Situated in the town of Hucknall which offers excellent tram, bus and train links into Nottingham as well as good road links to junction 26 and junction 27 of the M1. The town offers a variety of primary schools, two secondary schools, leisure centre and a selection of doctors and dental practices. With town centre offering a cinema, library and selection of coffee shops and bars.

## ENTRANCE HALL

Stairs to first floor, access to ground floor rooms

## STUDY 9'6" x 7'2" (2.9 x 2.2 )

Double glazed window to side, carpet flooring

## LOUNGE AREA 16'4" x 11'5" (5.0 x 3.5)

Double glazed bay window to front aspect, open to dining area, carpet flooring

## DINING ROOM 14'5" x 8'2" (4.4 x 2.5 )

Double glazed doors and windows to rear gardens, carpet flooring

## KITCHEN 14'9" x 6'10" (4.5 x 2.1)

Double glazed doors to rear gardens, fitted with a matching range of floor and wall units with work surfaces over, cooker point, plumbing for dishwasher and washing machine, space for tall fridge freezer

## FIRST FLOOR LANDING

Loft access, carpet flooring

## MAIN BEDROOM 14'5" x 13'1" (4.4 x 4.0)

Double glazed window to front aspect, carpet flooring

## BEDROOM 11'1" x 8'6" (3.4 x 2.6 )

Double glazed window, carpet flooring

## BEDROOM 12'9" x 7'2" (3.9 x 2.2)

Double glazed window, carpet flooring

## BEDROOM 9'2" x 6'10" (2.8 x 2.1 )

Double glazed window, carpet flooring

## SHOWER ROOM

Re fitted shower room with shower enclosure, low level wc, wash hand basin and tiled surrounds

## OUTSIDE

Low maintenance rear gardens providing good degrees of privacy and fully enclosed with gated side access. Driveway parking to the front of the property.





