



**Betts Avenue  
Hucknall, Nottingham NG15 6UP**

A FOUR BEDROOM, DETACHED FAMILY HOME SITUATED ON A CUL DE SAC IN HUCKNALL, NOTTINGHAM.

**Guide Price £325,000 Freehold**



**\*\* IDEAL FAMILY HOME \*\* CUL DE SAC \*\***

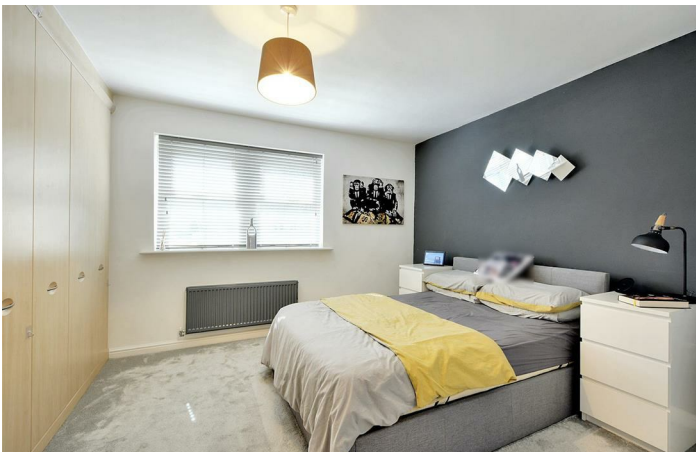
Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC FOUR BEDROOM, DETACHED FAMILY HOME situated on a CUL DE SAC in HUCKNALL, NOTTINGHAM.

The property is situated within close proximity to local shops, eateries and transport links such as a tram link and bus routes. The property is within close distance from Moda Italian Restaurant, The Ranges Park and a range of schools such as Hucknall National C of E Primary School, Leen Mills Primary School - making it perfect for families!

Upon entry, you are welcomed into the hallway which leads to the lounge, dining room, study, ground floor WC and the kitchen diner with fitted units and access to the utility room. The lounge offers French doors opening into the enclosed rear garden with laid to lawn and gated access to the driveway and brick-built garage.

Stairs to landing, first double bedroom with fitted wardrobes and en-suite shower room, second double bedroom, third bedroom, fourth bedroom and family bathroom benefitting from a four piece suite.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this great opportunity- Contact the office now to arrange your viewing before it is too late!



### Entrance Hallway

23'3" x 7'2" approx (7.1 x 2.2 approx)

Glazed entrance door to the front elevation leading to the Entrance Hallway. UPVC double glazed window to the side elevation. Laminate flooring. 2 x Wall mounted radiators. Ceiling light points. Built-in storage cupboard. Internal doors leading into Lounge, Kitchen Diner, Dining Room, Study and Ground Floor WC. Carpeted staircase to First Floor Landing

### Lounge

16'8" x 16'0" approx (5.1 x 4.9 approx)

UPVC double glazed patio doors to the side elevation leading to the enclosed garden. UPVC double glazed bay windows to the front, side and rear elevations. Carpeted flooring. Wall mounted radiator. Ceiling light points. Coving to the ceiling

### Kitchen Diner

18'4" x 14'1" approx (5.6 x 4.3 approx)

UPVC double glazed bay windows to the front, side and rear elevations. Laminate flooring. Ceiling light point. Range of matching wall, base and drawer units incorporating worksurfaces over. Stainless steel double sink and drainer unit with dual heat tap above. 4 ring stainless steel gas hob with extractor unit above. Integrated eye level double oven. Integrated dishwasher. Integrated fridge and freezer. Ample space for dining table. Internal door leading into Utility Room

### Utility Room

6'10" x 6'6" approx (2.1 x 2 approx)

Glazed door to the rear elevation leading to the enclosed garden. Laminate flooring. Wall mounted radiator. Ceiling light point. Matching wall and base units incorporating worksurfaces over. Stainless steel sink and drainer unit with dual heat tap above. Space and plumbing for automatic washing machine. Space and point for freestanding tumble dryer

### Dining Room

9'6" x 11'5" approx (2.9 x 3.5 approx)

UPVC double glazed windows to the front and side elevations. Laminate flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling

### Study

12'9" x 7'6" approx (3.9 x 2.3 approx)

UPVC double glazed window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point

### Ground Floor WC

3'3" x 5'10" approx (1 x 1.8 approx)

UPVC double glazed window to the side elevation. Laminate flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Vanity wash hand basin with dual heat tap and storage cupboards below. Low level flush WC

### First Floor Landing

23'3" x 7'2" approx (7.1 x 2.2 approx)

Carpeted flooring. Wall mounted radiator. Ceiling light points. Loft access hatch. Built-in storage cupboard. Internal doors leading into Bedroom 1, 2, 3, 4 and Family Bathroom

### Bedroom 1

12'9" x 14'5" approx (3.9 x 4.4 approx)

UPVC double glazed window to the side elevation overlooking the enclosed garden. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in double wardrobes. Internal door leading into En-Suite Shower Room

### En-Suite Shower Room

8'6" x 6'6" approx (2.6 x 2 approx)

UPVC double glazed window to the rear elevation. Laminate flooring. Partially tiled walls. Wall mounted radiator. Ceiling light points. 3 piece suite comprising of walk-in shower enclosure with mains fed shower above with a waterfall shower head and handheld shower head attachment, pedestal wash hand basin with dual heat tap and a low level flush WC

### Bedroom 2

12'9" x 11'9" approx (3.9 x 3.6 approx)

UPVC double glazed windows to the front and side elevations. Carpeted flooring. Wall mounted radiator. Ceiling light point

### Bedroom 3

11'9" x 13'5" approx (3.6 x 4.1 approx)

UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

### Bedroom 4

12'9" x 8'10" approx (3.9 x 2.7 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

### Family Bathroom

5'10" x 5'10" approx (1.8 x 1.8 approx)

UPVC double glazed window to the front elevation. Laminate flooring. Partially tiled walls. Wall mounted towel radiator. Ceiling light point. 4 piece suite comprising of walk-in shower enclosure with mains fed shower above with a handheld shower head attachment, panel bath with a dual heat tap, pedestal wash hand basin with dual heat tap and a low level flush WC

### Front of Property

To the front of the property there is driveway providing off the road parking leading to the brick-built garage. Low maintenance front garden with shrubbery and hedging. Pathway leading to front entrance

### Rear of Property

To the rear of the property there is a good sized enclosed garden with a paved patio area with ample space for outdoor seating and entertaining, large garden laid to lawn, slate areas, summer house, space for garden shed, hedging to the boundaries and secure gated access to driveway and brick-built garage

### Brick-Built Garage

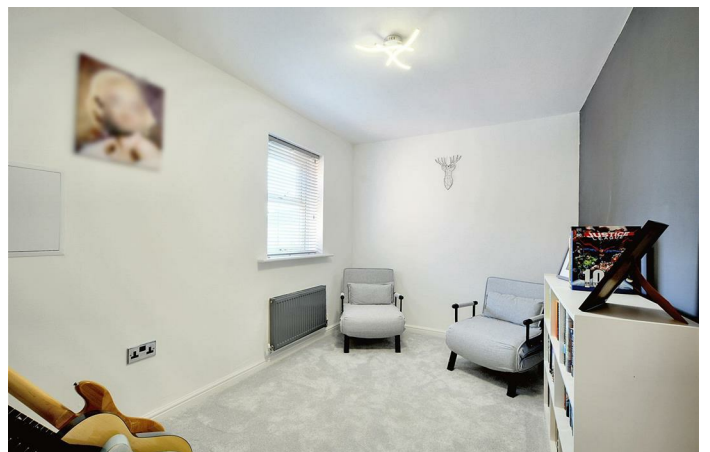
Up and over door to the front elevation.

### Council Tax

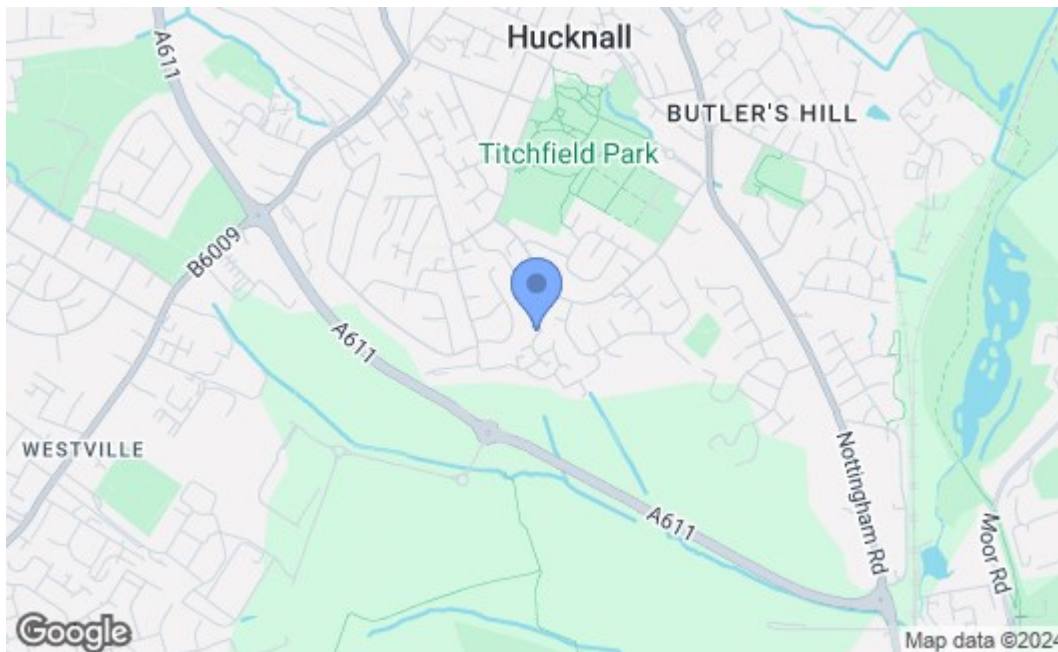
Local Authority Ashfield  
Council Tax band D

### Agents Notes: Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky  
Broadband Speed - Standard 9mbps Ultrafast 128mbps  
Phone Signal – Three  
Sewage – Mains supply  
Flood Risk – No flooding in the past 5 years  
Flood Defences – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.