

| Nottingham Road | Hucknall | Nottingham | NG15 7QD

**Robert Ellis**  
RESIDENTIAL





## Front of Property

To the front of the property there is a large U shaped driveway providing off the road parking, garage, wall to the boundaries

## Entrance Hallway

Double glazed leaded entrance door to the front elevation leading into the entrance hallway, tiled flooring, wall mounted radiator, feature ceiling beams, loft access hatch, internal doors leading into the living room, family bathroom, bedroom 1, 2, 3, 4.

## Living Room

18'0" x 22'0" approx (5.51 x 6.73 approx)

UPVC double glazed windows, UPVC double glazed French doors leading into the kitchen and conservatory, tiled flooring, 2x feature column radiators, feature electric log burner fire, feature ceiling beams.

## Extended Conservatory

14'11" x 26'8" approx (4.56 x 8.15 approx)

UPVC double glazed windows, 2 x wall mounted radiators, spotlights to the ceiling, glazed French doors leading into the kitchen, living room and out to the enclosed rear garden.

## Kitchen

20'1" x 12'0" approx (6.14 x 3.67 approx)

UPVC double glazed window, tiled flooring, feature column radiator, tiled splashbacks, spotlights to the ceiling, coving to the ceiling, a range of matching wall and base units with worksurfaces above, double sink and drainer unit with swan neck dual heat tap above, 2 x integrated eye level electric ovens, 4 ring induction hob with splashback and extractor hood above, integrated dishwasher, space and point for a freestanding fridge freezer, archway open through to the conservatory, internal door leading into the utility room, glazed French doors leading into the living room.

## Utility Room

5'10" x 9'8" approx (1.80 x 2.97 approx)

UPVC double glazed window, tiled flooring, wall mounted radiator, coving to the ceiling, a range of base units with worksurfaces above, space and plumbing for an automatic

washing machine, space and point for a freestanding fridge freezer, UPVC double glazed French doors leading out to the enclosed rear garden, internal door leading into the WC.

## WC

1'11" x 5'9" approx (0.60 x 1.76 approx)

Tiled flooring, UPVC cladding, hand wash basin, WC.

## Family Bathroom

UPVC double glazed window, laminate flooring, UPVC cladding, wall mounted towel radiator, wall mounted mirror with LED lighting, spotlights to the ceiling, walk-in shower enclosure with mains fed shower above, vanity hand wash basin with dual heat tap, WC, built-in storage cupboards.

## Bedroom 1

15'7" x 10'0" approx (4.76 x 3.07 approx)

UPVC double glazed bay fronted window, wood effect laminate flooring, wall mounted radiator, coving to the ceiling, a range of built-in wardrobes.

## Bedroom 2

9'2" x 12'1" approx (2.80 x 3.70 approx)

UPVC double glazed window, wood effect laminate flooring, wall mounted radiator, a range of built-in mirrored sliding door wardrobes.

## Bedroom 3

6'11" x 7'6" approx (2.13 x 2.29 approx)

UPVC double glazed window, tiled flooring, wall mounted radiator, a range of built-in wardrobes and shelving.

## Bedroom 4 / Reception Room

12'1" x 11'6" approx (3.70 x 3.51 approx)

UPVC double glazed bay fronted window, wood effect laminate flooring, feature column radiator, spotlights to the ceiling.

## Garage

31'3" x 9'0" approx (9.53 x 2.76 approx)

Up and over doors to the front and rear elevations, light and power.

## Rear of Property

This property boasts a stunning and expansive garden, offering privacy and tranquillity as it is not overlooked. The outdoor space is thoughtfully designed, featuring a variety of distinct areas to enjoy. A spacious patio and a separate decked area provide ideal spots for al fresco dining and relaxation. Steps lead to a charming feature bridge that spans a pond, complete with a stunning waterfall, creating a serene focal point.

The garden also includes a well-maintained lawn, perfect for recreation or simply soaking up the peaceful atmosphere. A delightful arbour adds a romantic touch, while a pebble area enhances the visual appeal and offers further versatility. Surrounding the space is a vibrant array of plants, trees, and shrubs, adding colour and life throughout the seasons. This garden is a true haven for nature lovers and outdoor enthusiasts alike to be enjoyed at any time of day due to the ample lighting throughout.

## Security

The property offers numerous outdoor cameras and a security alarm for added security.

## Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Ashfield

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 40 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

1042MR-SM





\*\*\* GUIDE PRICE £515,000- - £525,000 \*\*\*

Robert Ellis Estate Agents are delighted to offer to the market this stunning 3/4 Bedroom Detached Bungalow in Hucknall, Nottingham.

This beautifully presented bungalow offers spacious living, a versatile layout, and a truly enchanting outdoor space, making it perfect for families or those seeking a comfortable, well-connected home. Conveniently situated in Hucknall, it benefits from easy access to local amenities, schools, and transport links.

The layout begins with a welcoming entrance hall, providing access to all rooms. At the heart of the home is a well-proportioned kitchen, which opens into a cosy lounge through double doors, creating a warm and functional living space. Off the kitchen is a practical utility room, complete with additional storage and a WC.







The property offers three generous bedrooms, with a fourth versatile room suitable as a bedroom, office, or hobby space.

The stunning rear garden is a highlight, with lighting throughout to be enjoyed at anytime of the day. Featuring a charming waterfall, a picturesque bridge, and ample seating areas for relaxation or entertaining. A bright and spacious conservatory at the side of the property provides additional living space with lovely views of the garden.

Externally, the property benefits from a large U shaped driveway accommodating multiple vehicles with the convenience to be able to enter and exit from either side, alongside access into a secure garage.

This delightful bungalow combines charm, comfort, and outdoor appeal. Viewing is highly recommended to fully appreciate all it has to offer.



For more information or to arrange a viewing call **0115 648 5485**

[www.robertellis.co.uk](http://www.robertellis.co.uk)









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(12 plus) <b>A</b>			
(81-91) <b>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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Whilst every endeavour has been made to present a proper description of the property, these particulars do not in any way constitute either the whole, or any part, of an offer or contract. Any intending purchaser is advised to make their own independent enquiries and inspections.