



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

Guide Price £270,000 Freehold

A THREE-STORY FOUR BEDROOM END TOWN HOUSE WITH DRIVEWAY AND GARAGE. NO UPWARD CHAIN.



** GUIDE PRICE £270,000 - £280,000 **

A Spacious Four-Bedroom, Three-Storey End Townhouse with Driveway and Garage – No Upward Chain

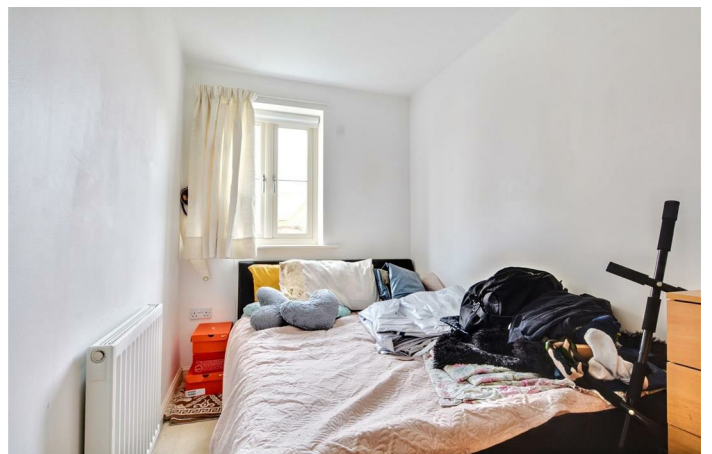
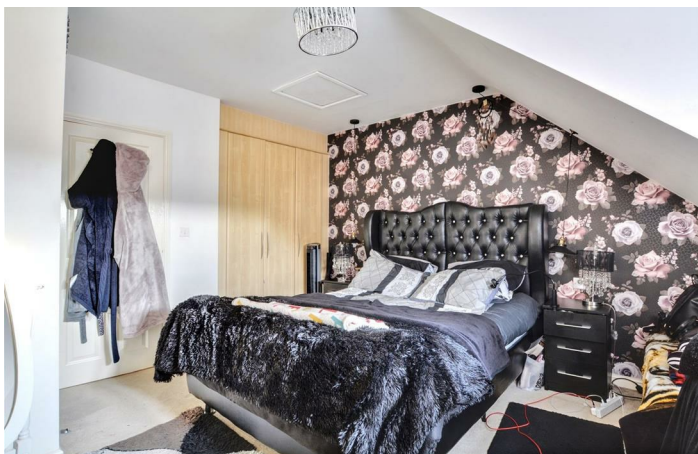
Situated just a short walk from Hucknall's vibrant town centre, this beautifully presented end townhouse offers the perfect combination of space, style, and convenience. Ideally suited for families or professionals, this property provides easy access to a wealth of local amenities, including shops, schools, and eateries, as well as excellent transport links via tram, train, bus, and car.

Upon entering, you are welcomed by a bright and inviting entrance hall leading to a generously proportioned living room, perfect for relaxing with family. The modern kitchen, complete with a dining area, is designed for both functionality and entertaining, while a ground floor W/C adds convenience.

The first floor features three spacious bedrooms, all thoughtfully designed, alongside a tastefully appointed family bathroom with a three-piece suite. Ascend to the second floor to discover the main bedroom, a true sanctuary with its own private three-piece en-suite shower room.

Externally, the property offers a charming frontage with a gravelled area, a driveway leading to a single garage, and gated side access to the rear garden. The enclosed rear garden is ideal for outdoor enjoyment, featuring a patio area, lawn, courtesy lighting, and fenced boundaries. The garage provides additional practicality with an up-and-over door.

With no upward chain and a layout designed to suit modern living, this stunning home is a must-see for those seeking both space and convenience in a sought-after location. Arrange your viewing today to fully appreciate all this property has to offer.



Front of Property

The property sits on a modern development within a quiet cul-de-sac with a driveway to the front of the property providing ample vehicle hardstanding leading to the brick built garage, pathway to the front entrance door, low maintenance garden with shrubs planted to the front.

Entrance Hallway

Modern leaded composite door to the side elevation, wall mounted radiator, staircasing to the first floor landing, ceiling light point, panelled doors leading off to

Ground Floor Cloakroom

4'10 x 3'10 approx (1.47m x 1.17m approx)

UPVC double glazed window to the side elevation, low level flush WC, pedestal wash hand basin with tiled splashbacks, linoleum floor covering, wall mounted radiator, ceiling light point, extractor fan.

Living Room

14'9 x 14'05 approx (4.50m x 4.39m approx)

This spacious living room comprises UPVC double glazed French doors to rear elevation with double glazed windows to side and rear elevations, ceiling light point, wall mounted radiator, under the stairs storage cupboard.

Fitted Kitchen

13'5 x 14'05 approx (4.09m x 4.39m approx)

A range of matching wall and base units incorporating laminate work surfaces over, 1 1/2 bowl stainless steel sink with mixer tap above, integrated oven with 4 ring stainless steel gas hob over and extractor hood above, space and plumbing for an automatic washing machine, space and point for freestanding fridge freezer, wall mounted Potterton boiler housed in matching cabinet, tiled splashbacks, LVT flooring, UPVC double glazed bay window to the front elevation, wall mounted radiator.

First Floor Landing

Staircasing leading to the second floor, ceiling light point, wall mounted radiator, airing cupboard housing hot water cylinder and central heating system, panelled doors leading off to

Family Bathroom

6'2 x 6'07 approx (1.88m x 2.01m approx)

Modern white three piece suite comprising panelled bath with mains fed shower over, pedestal wash hand basin, low level flush WC, tiled splashbacks, chrome heated towel rail, ceiling light point, extractor fan.

Bedroom 2

8'7 x 14'11 approx (2.62m x 4.55m approx)

Two UPVC double glazed windows to the front elevation, wall mounted radiator, ceiling light point.

Bedroom 3

6'3 x 11'03 approx (1.91m x 3.43m approx)

UPVC double glazed windows to the rear elevation, wall mounted radiator, ceiling light point.

Bedroom 4

8' x 8'01 approx (2.44m x 2.46m approx)

UPVC double glazed windows to the rear elevation, wall mounted radiator, ceiling light point, coving to the ceiling.

Second Floor Landing

Ceiling light point, wall mounted radiator, panelled doors leading off to

Bedroom 1

12'9 x 16'08 approx (3.89m x 5.08m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, built in wardrobes providing ample storage space, ceiling light point, loft access hatch.

Shower Room

14'9 x 8'8 approx (4.50m x 2.64m approx)

UPVC double glazed window to the rear elevation, walk in shower enclosure with mains fed shower above, vanity wash hand basin with storage cupboards below and marble sink, low level flush WC, spotlights to ceiling, tiling to floor, built in storage cupboards, shaver point.

Rear of Property

To the rear of the property there is an enclosed rear garden being laid mainly to lawn with fencing to the boundaries and mature shrubs and trees to the borders.

Garage

Up and over door

Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

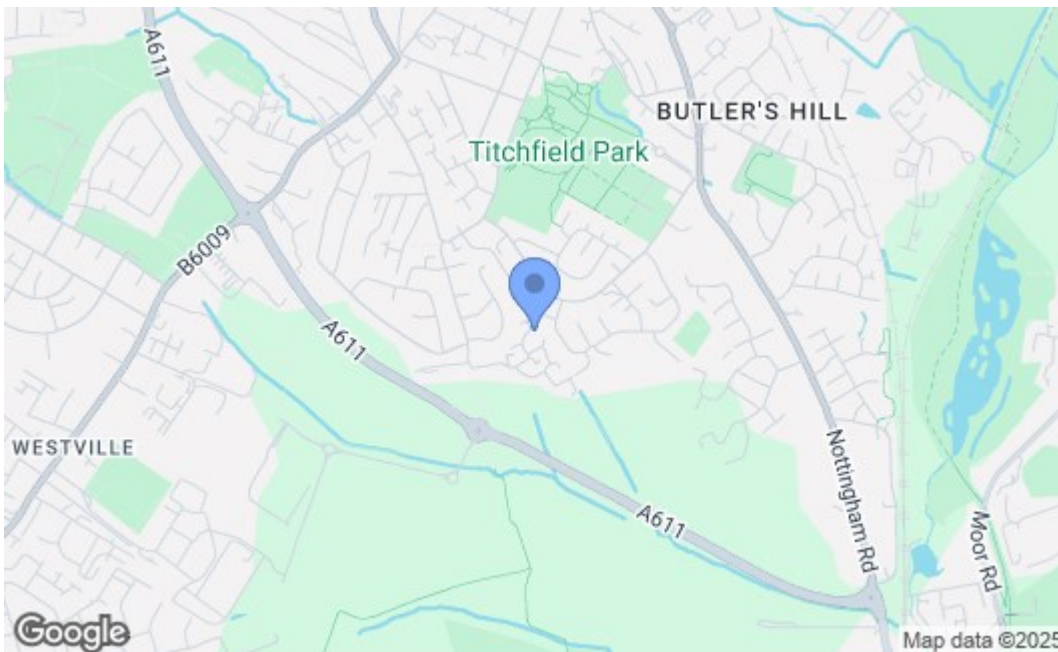
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 82 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO₂) 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 | | | |
| England & Wales | | 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.