



Hucknall Road  
Carrington, Nottingham NG5 1FA

**Guide Price £250,000 Freehold**

**\*\*GUIDE PRICE £250,000 - £260,000!\*\***  
A BEAUTIFUL THREE BEDROOM SEMI  
DETACHED HOME FOR SALE IN  
CARRINGTON, NOTTINGHAM!



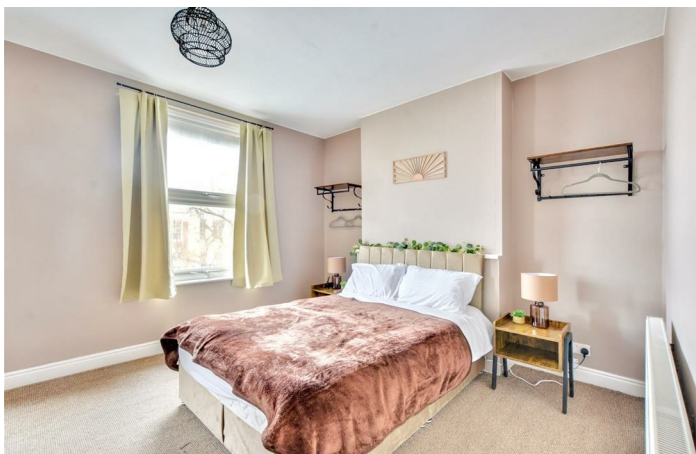
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This charming three-bedroom semi-detached home is situated in Carrington, Nottingham, and offers a perfect opportunity for those looking to move into a well-connected area. As you enter the property, you are greeted by an entrance hall that leads into a light and airy open-plan lounge, dining area, and kitchen. This space is bright, airy, and perfect for modern living, creating an inviting atmosphere throughout.

The ground floor also provides access to two bedrooms and a family bathroom, while stairs lead up to the master bedroom with the added benefit of a dressing room. This layout offers both privacy and ample space for a growing family.

Outside, the property features a rear garden, ideal for outdoor relaxation, and to the front, there are steps leading up to the entrance. The property is offered with no upward chain, making it an ideal choice for those looking for a smooth and hassle-free move. Additionally, it's just a short bus route from Nottingham City Centre, offering convenience and easy access to local amenities.

Don't miss out on this wonderful opportunity contact us today to arrange a viewing!



### Front of Property

To the front of the property there is a gate giving access to front paved patio and walkway to the front entrance door, on road parking is available.

### Entrance Hallway

Wooden entrance door to the front elevation leading into the entrance hallway comprising laminate floor covering, wall mounted radiator, door leading to open plan lounge diner, carpeted staircase leading to the first floor landing.

### Open Plan Lounge Diner

10'9" x 25'9" approx (3.30 x 7.86 approx)

Laminate floor covering, double glazed bay fronted window to the front elevation, coving to the ceiling, spotlights to the ceiling, TV point, two wall mounted radiators, UPVC double glazed door to the rear elevation, archway leading through to the kitchen.

### Kitchen

7'10" x 9'3" approx (2.41 x 2.83 approx)

Double glazed window to the rear elevation, laminate floor covering, a range of matching contemporary wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, freestanding oven with five ring gas hob over and stainless steel extractor hood above, tiled splashbacks, space and plumbing for a washing machine, space and point for a fridge freezer, door to cellar.

### Cellar Store 1

11'4" x 5'3" approx (3.47 x 1.61 approx)

### Cellar Store 2

11'4" x 5'4" approx (3.47 x 1.64 approx)

### First Floor Landing

Carpeted flooring, carpeted staircase leading to the master bedroom, doors leading off to rooms, under the stairs storage cupboard.

### Bathroom

8'11" x 7'10" approx (2.72 x 2.39 approx)

Vinyl flooring, double glazed window to the rear elevation, cupboard housing the gas central heating combination boiler, WC, handwash basin with mixer tap, tiled splashbacks, shower cubicle with mains fed shower, heated towel rail.

### Bedroom Two

14'5" x 11'3" approx (4.40 x 3.44 approx)

Carpeted flooring, two double glazed windows to the front elevation, wall mounted radiator.

### Bedroom Three

11'8" x 8'7" approx (3.56 x 2.64 approx)

Carpeted flooring, feature fireplace, wall mounted radiator, double glazed window to the rear elevation.

### Bedroom One

14'4" x 11'3" approx (4.39 x 3.45 approx)

Carpeted staircase with Velux roof light lead to this spacious master bedroom which benefits from having carpeted flooring, wall mounted radiator, two wall mounted radiators, two double glazed windows to the front elevation, door leading to the dressing room.

### Dressing Room

5'6" x 11'2" approx (1.69 x 3.42 approx)

Velux roof light, wall mounted radiator, carpeted flooring.

### Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area incorporating flower beds with walls hedging and fencing to the boundaries, secure gated access to the shared side walkway.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 21mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

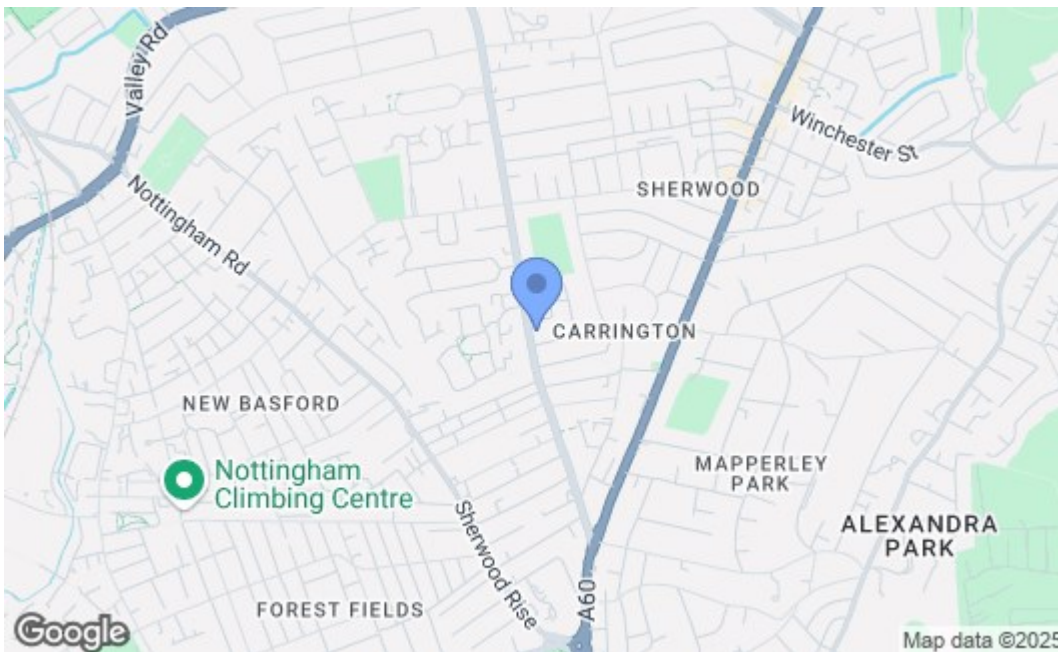
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		61	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		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.