

**Bolsover Street  
Hucknall, Nottingham NG15 7TY**

**£275,000 Freehold**

THREE BEDROOM SEMI DETACHED NEW  
BUILD PROPERTY.

**\*\*OFFERS IN REGION OF £275,000\*\***





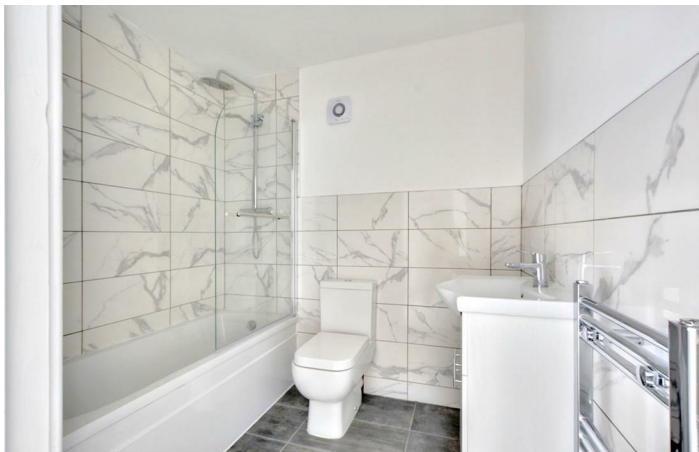
Nestled within a secure gated development on Bolsover Crescent, Hucknall, this impressive three-bedroom semi-detached new build exudes modern sophistication and thoughtful design. A welcoming porch leads into an inviting hallway, complete with a convenient downstairs cloakroom and clever understair storage, setting the tone for practical yet elegant living.

To the rear, the heart of the home unfolds in a stunning open-plan layout that combines kitchen, lounge, and dining areas. Double doors flood the space with light and offer seamless access to the private garden, ideal for entertaining or relaxing. Every detail reflects a high-quality finish—from the new electrical wiring and heating system throughout to smooth plastered walls and contemporary fixtures.

Ascending to the first floor, you'll discover three generous double bedrooms. The master suite boasts its own en-suite bathroom and copious storage, while a well-placed loft hatch ensures extra space is also easily accessible. With LVT flooring and neutral décor, the bedrooms offer tranquil retreats.

Allocated parking adds convenience, while the gated community ensures enhanced security and a welcoming atmosphere. Bolsover Crescent enjoys excellent transport links—Hucknall's tram and train services provide swift access to Nottingham and beyond—and the town itself balances the charm of a market town with the practical benefits of modern living

This home presents a rare opportunity for families or professionals seeking a sleek, contemporary space with the reassurance of a high-end finish and sustainable features. Arrange a viewing today to fully appreciate its quality and location.



### Entrance Porch

4'3" x 5'6" approx (1.3 x 1.7 approx)

UPVC double glazed entrance door to the front elevation with double glazed panel to the side, recessed spotlights to the ceiling, UPVC double glazed window to the side elevation, door leading through to the hallway.

### Entrance Hallway

3'7" x 15'1" approx (1.1 x 4.6 approx)

Laminate floor covering, wall mounted radiator, carpeted staircase leading to the first floor landing, understairs storage cupboard, doors leading through to:

### Open Plan Living Dining Kitchen

15'8" x 27'10" approx (4.8 x 8.5 approx)

UPVC double glazed window to the front elevation, UPVC double glazed French doors to the rear elevation with windows and glass panels to either side, laminate floor covering, wall mounted radiator, recessed spotlights to the ceiling, storage cupboard, a range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, integrated oven with four ring gas hob over and extractor hood above, boiler housed in matching cabinet.

### Downstairs WC

2'7" x 4'11" approx (0.8 x 1.5 approx)

WC, handwash basin with mixer tap, chrome heated towel rail, linoleum flooring.

### First Floor Landing

Laminate floor covering, recessed spotlights to the ceiling, access to the loft, built-in storage cupboard, doors leading off to:

### Bedroom One

9'10" x 9'10" approx (3 x 3 approx)

Laminate floor covering, wall mounted radiator, UPVC double glazed window to the front elevation, built-in wardrobe, recessed spotlights to the ceiling, door leading through to the en-suite.

### En-Suite

5'6" x 7'2" approx (1.7 x 2.2 approx)

Tiled flooring, tiling to the walls, WC, shower enclosure with mains fed rain water shower over, handwash basin with mixer tap, UPVC double glazed window to the front elevation, extractor fan.

### Bedroom Two

10'2" x 6'6" approx (3.1 x 2 approx)

Laminate floor covering, wall mounted radiator, UPVC double glazed window to the rear elevation, built-in wardrobe, recessed spotlights to the ceiling.

### Bedroom Three

8'10" x 10'2" approx (2.7 x 3.1 approx)

Laminate floor covering, wall mounted radiator, UPVC double glazed window to the rear elevation, built-in wardrobe, recessed spotlights to the ceiling.

### Bathroom

4'11" x 6'6" approx (1.5 x 2 approx)

Tiling to the walls, linoleum floor covering, handwash basin with mixer tap, WC, chrome heated towel rail, panelled bath with mixer tap and rainwater mains fed shower over, extractor fan.

### Outside

#### Front of Property

To the front of the property there is allocated parking.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with patio area and fencing to the boundaries acting as a blank canvas for personalisation subject to the buyers needs and requirements, secure gate giving side access.

### Agents Notes: Additional Information

Council Tax Band: A

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 5 years

Flood Defences: No

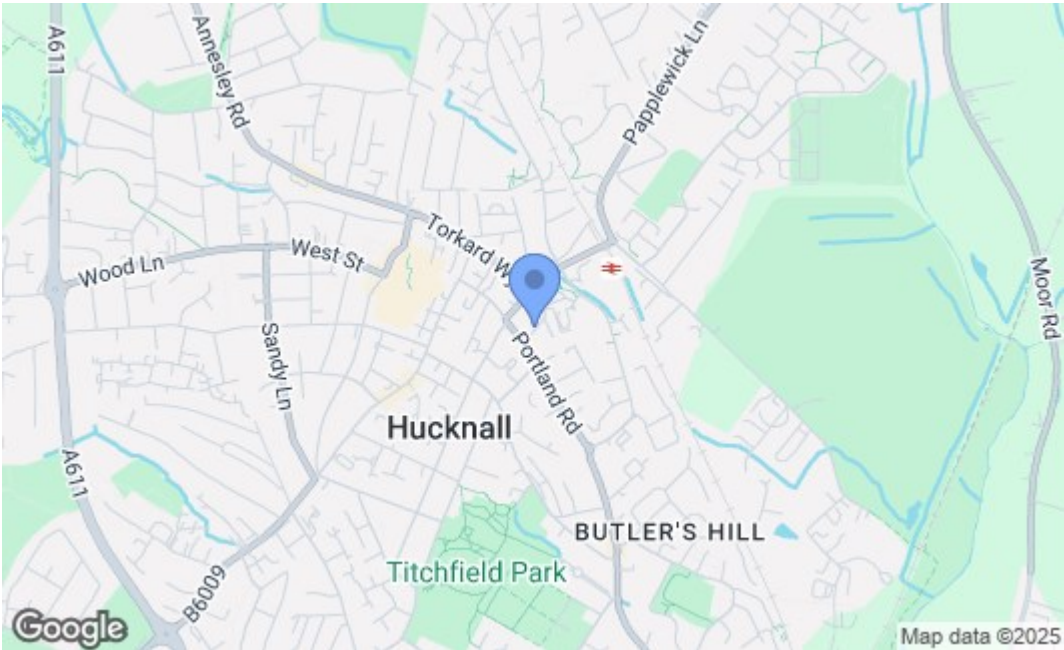
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: 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		
(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 (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		
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.