



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

**Guide Price £190,000 Freehold**

Stylish Two Bedroom End-Terraced Home –  
Bolsover Crescent, Hucknall

\*\*\*£190,000 - £200,000 GUIDE PRICE\*\*\*





Located within a secure, characterful development on Bolsover Crescent in Hucknall, this beautifully finished two double bedroom end-terraced home forms part of a converted factory building—offering a unique blend of modern living and industrial charm.

Step inside to a bright and spacious open-plan lounge, kitchen and dining area, ideal for both everyday living and entertaining. The sleek contemporary kitchen is well-appointed, while the lounge area features double doors that open directly onto a private rear garden—perfect for enjoying outdoor space in peace and privacy.

The ground floor also benefits from a convenient downstairs W/C, adding practicality to this stylish home.

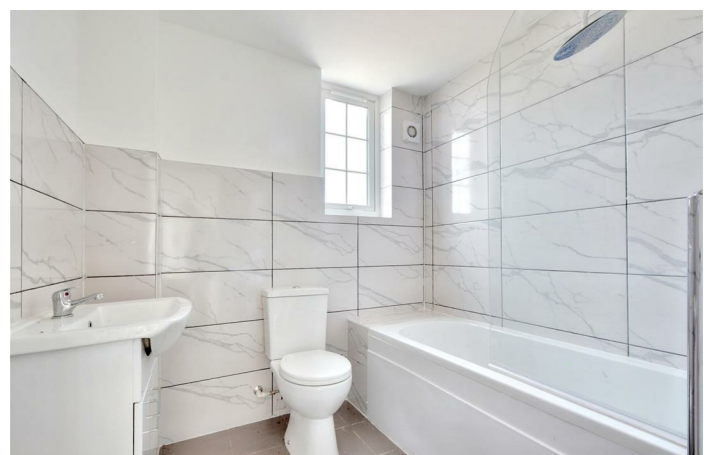
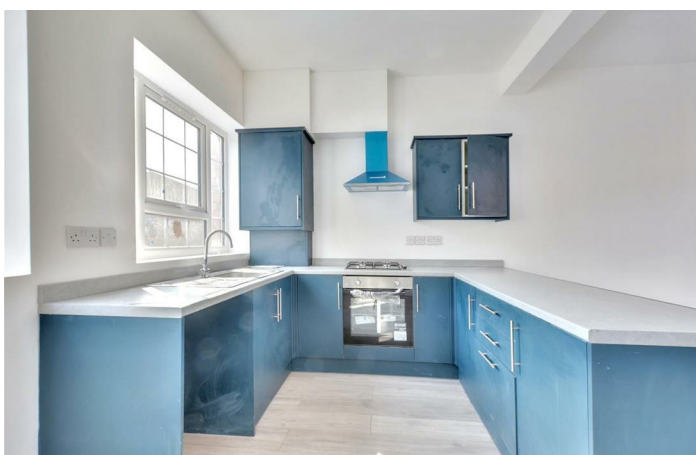
Upstairs, you'll find two generously sized double bedrooms and a modern family bathroom finished to a high standard.

The property includes allocated parking within a secure, gated development, providing both convenience and peace of mind.

Positioned just a short distance from Hucknall High Street, you'll have easy access to a range of local amenities including shops, cafes, supermarkets, and restaurants. The area is well-served by local schools and is ideal for commuters, with Hucknall Tram Station offering direct access to Nottingham city centre.

This is a rare opportunity to own a modern home in a unique setting—ideal for first-time buyers, professionals, or those looking to downsize without compromise.

Viewing is highly recommended.



### Entrance Hallway

8'2" x 3'11" approx (2.5 x 1.2 approx)

UPVC double glazed entrance door to the side elevation, laminate floor covering, wall mounted radiator, carpeted staircase leading to the first floor landing, door leading through to inner entrance hallway.

### Open Plan Kitchen Living Diner

17'4" x 19'8" approx (5.3 x 6 approx)

Laminate floor covering, opening through to open plan kitchen living diner, recessed spotlights to the ceiling, door to the downstairs WC, 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, two UPVC double glazed windows to the front elevation, laminate floor covering, recessed spotlights to the ceiling, UPVC double glazed French doors to the rear elevation, UPVC double glazed window to the rear elevation, wall mounted radiator, ample space for living and dining.

### Downstairs WC

11'1" x 3'11" approx (3.4 x 1.2 approx)

UPVC double glazed window to the front elevation, WC, handwash basin with mixer tap, chrome heated towel rail, linoleum flooring.

### First Floor Landing

Laminate floor covering, UPVC double glazed window to the front elevation, recessed spotlights to the ceiling, access to the loft, doors leading off to:

### Bedroom One

9'10" x 13'1" approx (3 x 4 approx)

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

### Bedroom Two

10'2" x 13'9" approx (3.1 x 4.2 approx)

Laminate floor covering, wall mounted radiator, two UPVC double glazed windows to the rear elevation, recessed spotlights to the ceiling.

### Bathroom

6'10" x 7'6" approx (2.1 x 2.3 approx)

UPVC double glazed window to the rear elevation, tiled walls, tiled flooring, handwash basin with mixer tap, WC, chrome heated towel rail, panelled bath with mixer tap and rainwater mains fed shower over, extractor fan.

### Outside

#### 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.

#### Front of Property

To the front of the property there is allocated parking.

#### 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

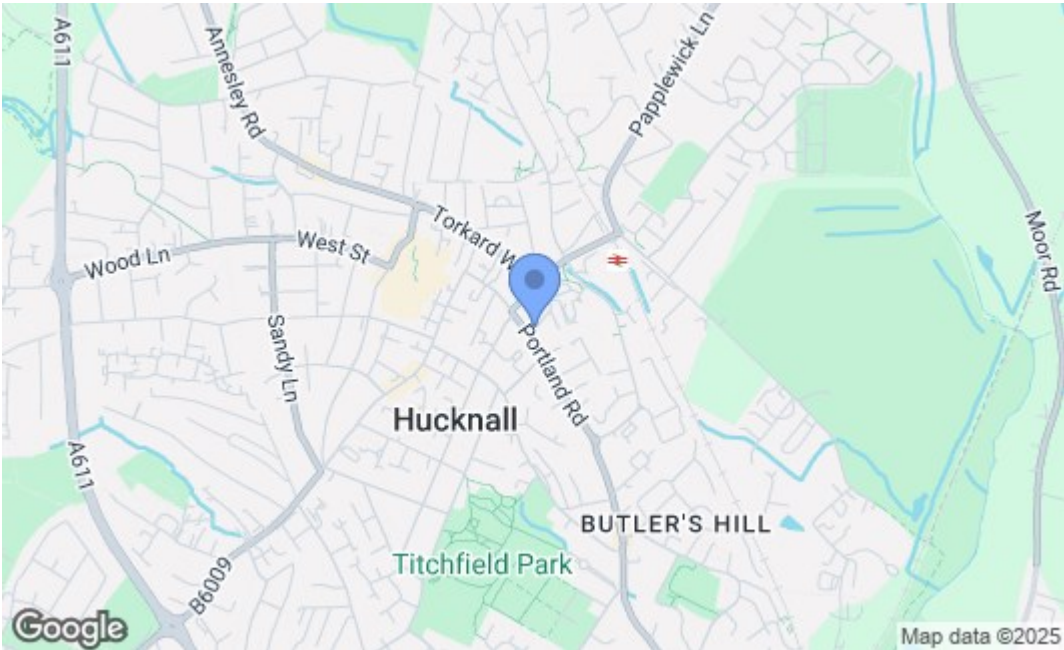
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



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.