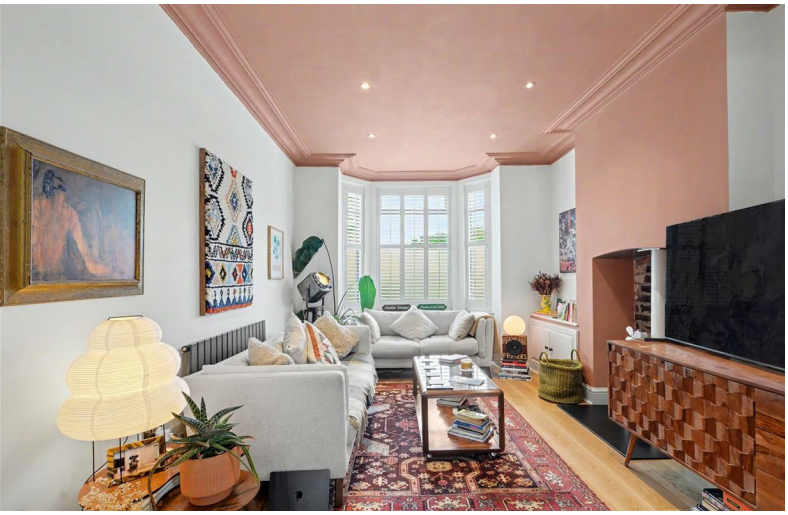
Robert Ellis

look no further...







Wigwam Lane
Hucknall, Nottingham NG15 7SH

EXTENDED BAY FRONTED FOUR BEDROOM END TERRACE HOME WITH OFF ROAD PARKING

Guide Price £300,000 Freehold



Robert Ellis are delighted to bring to the market this beautifully presented and extended four bedroom bay fronted home, positioned on the popular Wigwam Lane in Hucknall.

The property offers spacious and stylish accommodation throughout, making it an ideal home for a growing family or buyers looking for a property with character, modern fittings and excellent living space. The ground floor begins with a welcoming entrance hallway featuring a modern composite front door, original coving, a column radiator and attractive Minton-style LVT flooring.

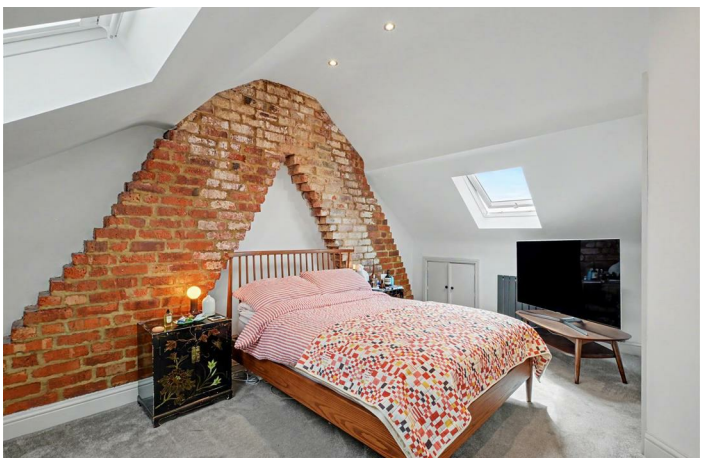
A particular feature of the home is the impressive open plan living, dining and kitchen area. The bay fronted living space offers feature shutter blinds, a multi-fuel wood burner with exposed brick surround and slate hearth, engineered oak flooring, recessed spotlights and a lovely open flow into the dining area. The dining area provides ample space for a large table and also benefits from a decorative fireplace with exposed brick detail.

To the rear, the extended dining kitchen creates a bright and modern family space, with Velux-style roof lights, double glazed patio doors leading to the rear garden featuring stylish Venetian blinds alongside the windows to the rear and side elevations, wooden work surfaces, Belfast sink, four ring hob, integral oven and Worcester Bosch combination boiler. There is also space and plumbing for appliances, a breakfast bar area, and access to the ground floor cloakroom.

To the first floor, there are three well-proportioned bedrooms and a refitted family bathroom with a three piece suite, including a bath with rainfall shower over. A further staircase leads to the impressive master suite, which enjoys Velux-style roof lights, exposed brickwork, built-in storage, eaves storage and access to an en-suite shower room.

Outside, the property benefits from a south facing enclosed rear garden with patio area, lawn, raised planters, gravelled area, outside tap, external lighting, EV charger and secure gated side access. There is also a shared gated driveway leading to a gravelled parking area.

Wigwam Lane is well placed for access into Hucknall town centre, local shops, schools, transport links and open green spaces, making this a fantastic opportunity for buyers looking for a well presented home in a convenient and popular residential location.





Entrance Hallway
23'9 x 3'4 approx (7.24m x 1.02m approx)
Modern double glazed composite door to the front elevation, recessed spotlights to the ceiling, original coving, wall mounted column radiator, inset core matting to the front with feature LVT Minton style flooring, staircase leading to the first floor landing, internal wooden door leading through to the open plan living dining kitchen.

Living Dining Kitchen

Dining Area
11'06 x 13' approx (3.51m x 3.96m approx)
This open plan dining area joins dining, kitchen and bay fronted living room with a UPVC double glazed window to the side elevation, feature decorative fireplace incorporating exposed brick, engineered oak flooring, feature vertical column radiator, original coving to the ceiling, offering ample space for a large dining table, open through to the living and kitchen areas.

Living Area
14'10 x 10'10 approx (4.52m x 3.30m approx)
UPVC double glazed sectional bay window to the front elevation with shutter blinds, feature vertical column radiator, engineered oak wood flooring, coving to the ceiling, recessed spotlights to the ceiling, built-in meter cabinet to chimney recess providing further additional storage space, feature multi-fuel wood burner with exposed brick surround and slate heart, open through to the dining area.

Extended Dining Kitchen
14'3 x 14'07 approx (4.34m x 4.45m approx)
This magnificent modern dining kitchen benefits from having a side return extension creating a bright and open feel with double glazed patio door leading out to the rear garden, UPVC double glazed windows to the rear and side elevations incorporating venetian blinds, three Velux style roof lights providing ample natural daylight, recessed spotlights, Pelmet lighting, a range of matching wall and base units incorporating wooden worksurfaces over, integral oven, four ring hob with stainless steel splashback, stainless steel extractor hood above, tiled splashbacks, double Belfast sink with mixer tap above, Worcester Bosch gas central heating combination boiler housed within a matching cabinet, space and plumbing for a freestanding dishwasher, space and plumbing for a freestanding washing machine, space and point for a freestanding fridge freezer, feature vertical column radiator, engineered oak wood flooring, breakfast bar overhand providing additional dining space, panelled door leading through to the ground floor cloakroom.

Ground Floor Cloakroom
6'09 x 2'10 approx (2.06m x 0.86m approx)
Wall hung vanity wash hand basin with tiled splashback, low level flush WC, ceiling light point, engineered oak wood flooring.

First Floor Landing
Large landing area with recessed spotlights to the ceiling, panelled door leading to the master suite, panelled doors leading off to:

Bedroom Two
8'08 x 12'04 approx (2.64m x 3.76m approx)
UPVC double glazed window to the front elevation, feature modern radiator, recessed spotlights to the ceiling, carpeted flooring.

Bedroom Three
8'10 x 12'11 approx (2.69m x 3.94m approx)
UPVC double glazed window to the rear elevation, feature modern radiator, recessed spotlights to the ceiling, original cast iron feature decorative fireplace, carpeted flooring.

Bedroom Four
9'07 x 8'7 approx (2.92m x 2.62m approx)
UPVC double glazed window to the rear elevation, feature modern radiator, recessed spotlights to the ceiling, carpeted flooring.

Refitted Bathroom
5'03 x 6'01 approx (1.60m x 1.85m approx)
Modern three piece suite comprising panelled bath with mains fed rainfall shower over, low level flush WC, pedestal wash hand basin, tiled splashbacks, UPVC double glazed window to the side elevation, recessed spotlights to the ceiling, tiling to the floor, heated vertical towel rail.

Staircase To Master Suite
Staircase leading to the master suite, built-in understairs storage cupboard providing useful additional storage space and radiator, Velux roof light providing ample natural light.

Master Suite
16'6 x 14'06 approx (5.03m x 4.42m approx)
Two Velux style roof lights to the front elevation, Velux roof light to the rear elevation, exposed brickwork, carpeted flooring, recessed spotlights to the ceiling, built-in storage cupboards and drawers providing additional storage space, doors providing access to the eaves providing useful loft storage, feature vertical radiator, panelled door leading to the en-suite shower room.

En-Suite Shower Room
4'05 x 10'5 approx (1.35m x 3.18m approx)
Velux rooflight to the rear elevation, walk-in shower enclosure featuring a rainfall shower head over, wall hung vanity wash hand basin, low level flush WC, tiling to the floor, recessed spotlights to the ceiling, tiled splashbacks, feature vertical radiator.

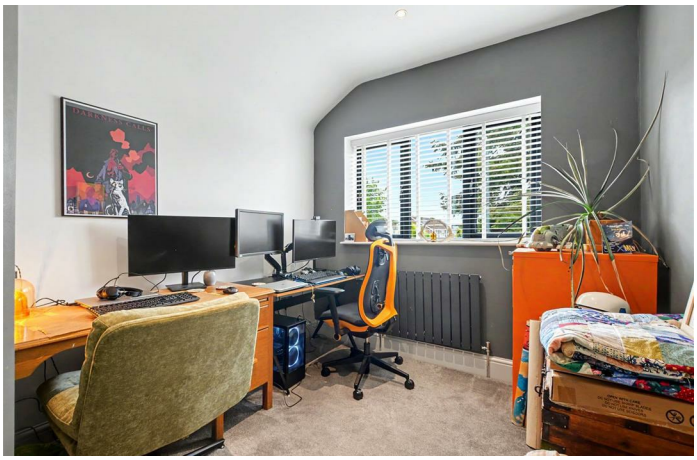
Outside

Rear of Property
To the rear of the property there is a south facing enclosed rear garden incorporating a paved patio area, garden laid to lawn, raised flowerbed planters, low maintenance gravelled area, ample space for a garden shed, outside water tap, external lighting, EV charger, secure gated access to the side of the property, fencing to the boundaries.

Side of Property
Shared gated driveway to the side elevation leading to gravelled parking area.

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Ashfield
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 15mbps 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



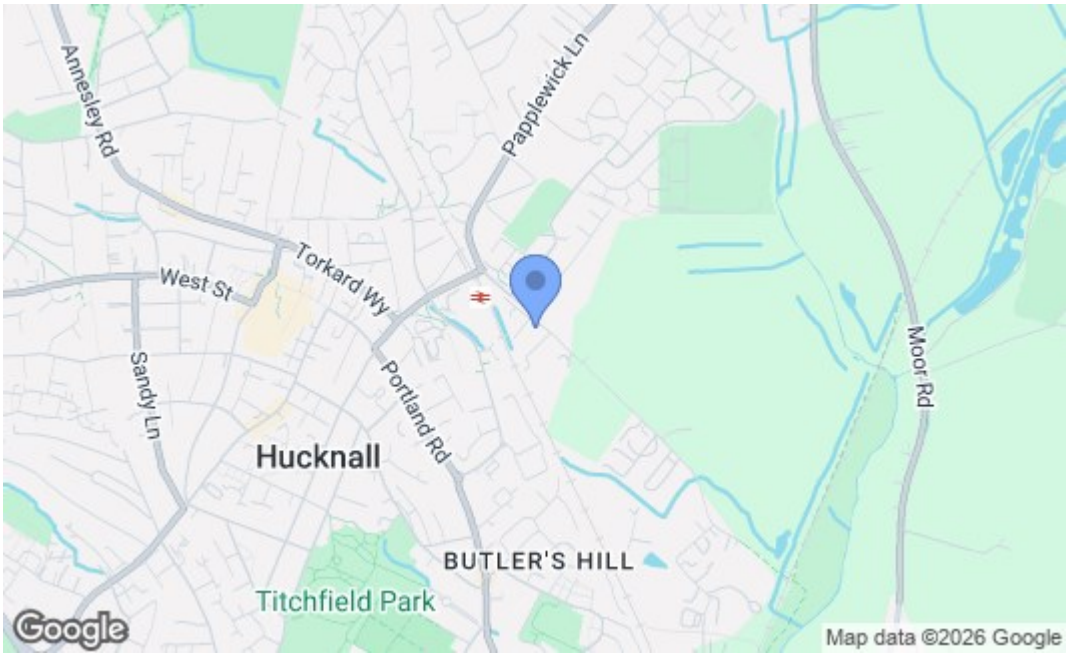


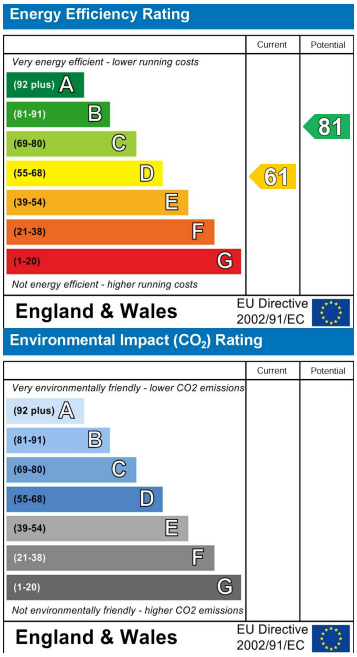












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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