Robert Ellis

look no further. . .







THREE-BEDROOM SEMI-DETACHED PROPERTY

Holly Close
Hucknall, Nottingham NG15 6BE

Asking Price £190,000 Freehold



A WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED PROPERTY SITUATED IN HUCKNALL, OFFERING SPACIOUS ACCOMMODATION, MODERN KITCHEN, USEFUL UTILITY ROOM AND ENCLOSED REAR GARDEN.

Robert Ellis are pleased to bring to the market this well-presented three-bedroom semi-detached property, positioned within a popular residential area of Hucknall and offering spacious accommodation throughout, making it an ideal home for a range of buyers including first time buyers, young families and investors.

The property is entered via a UPVC double glazed front entrance door into the hallway, with stairs rising to the first floor and access through to the lounge diner. The lounge diner is a generous dual-aspect living space, benefitting from a window to the front elevation and French doors opening out to the rear garden, creating a bright and practical room ideal for both relaxing and dining.

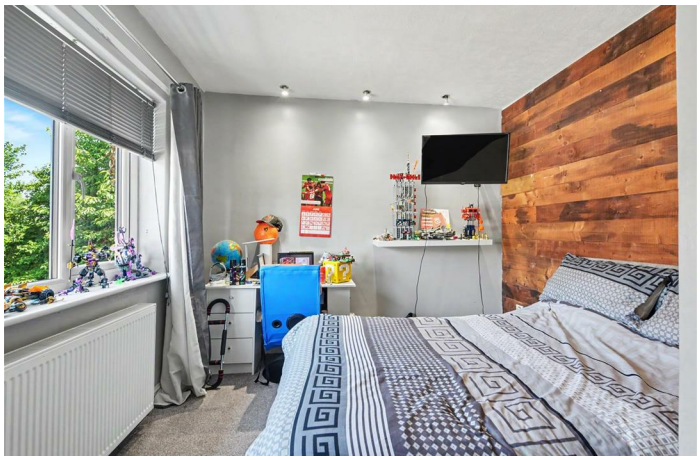
The kitchen is fitted with a range of wall and base units, work surfaces, sink and drainer, integrated oven, ceramic hob with extractor over, tiled splashbacks, space and plumbing for a washing machine and a useful understairs storage cupboard. From the kitchen there is also access to a utility room, which houses the gas central heating combination boiler and provides further useful storage space.

To the first floor, the landing provides access to three bedrooms and the family bathroom. Bedroom one is positioned to the front, bedroom two overlooks the rear, and bedroom three also benefits from a front-facing window. The family bathroom is fitted with a panelled bath, separate shower enclosure with mains fed rainfall shower, wash hand basin, low level WC, tiled splashbacks, extractor fan and heated towel rail.

Externally, the property benefits from a front garden mainly laid to lawn with shrubs and trees to the borders, a pathway leading to the front entrance door and secure gated access to the side. To the rear, there is an enclosed garden with paved patio area and fenced boundaries.

The property also benefits from gas central heating, double glazing and mains services.
An internal viewing comes highly recommended to fully appreciate the accommodation on offer.





Entrance Hallway
UPVC double glazed entrance door to the front elevation, staircase leading to the first flooring landing, door leading through to the lounge diner.

Lounge Diner
20'8 x 10'10 approx (6.30m x 3.30m approx)
This dual aspect lounge diner benefits from having UPVC double glazed window to the front elevation with double glazed French doors leading out to the rear garden, recessed spotlights to the ceiling, coving to the ceiling, laminate flooring, wall mounted radiators, panelled door leading through to the kitchen.

Kitchen
13'1 x 11'2 approx (3.99m x 3.40m approx)
With a range of wall and base units incorporating laminate worksurfaces over, 1.5 bowl sink with swan neck mixer tap over, integrated oven, ceramic hob with stainless steel extractor hood above, tiled splashbacks, space and plumbing for an automatic washing machine, laminate flooring, UPVC double glazed window to the rear elevation, recessed spotlights to the ceiling, UPVC double glazed access door to the side elevation, wall mounted radiator, understairs storage cupboard providing further additional storage space, panelled door leading through to the utility room.

Utility Room
Housing gas central heating combination boiler whilst providing further additional storage space.

First Floor Landing
Loft access hatch, panelled doors leading off to:

Bedroom One
13'1 x 10'10 approx (3.99m x 3.30m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

Bedroom Two
12'2 x 9'7 approx (3.71m x 2.92m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, recessed spotlights to the ceiling.

Bedroom Three
12'3 x 6'3 approx (3.73m x 1.91m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, recessed spotlights to the ceiling.

Family Bathroom
8'2 x 8'0 approx (2.49m x 2.44m approx)
UPVC double glazed windows to the side and rear elevations, panelled bath, shower enclosure with mains fed rainfall shower over, handwash basin, low level flush WC, semi-recessed vanity wash hand basin with storage cupboards below, tiled splashbacks, extractor fan, heated towel rail.

Front of Property
To the front of the property there is a garden laid to lawn with shrubs and trees planted to the borders, pathway leading to the front entrance door, secure gated access to the side.

Rear of Property
To the rear of the property there is an enclosed rear garden with paved patio area and fencing to the boundaries.

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 11mbps 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







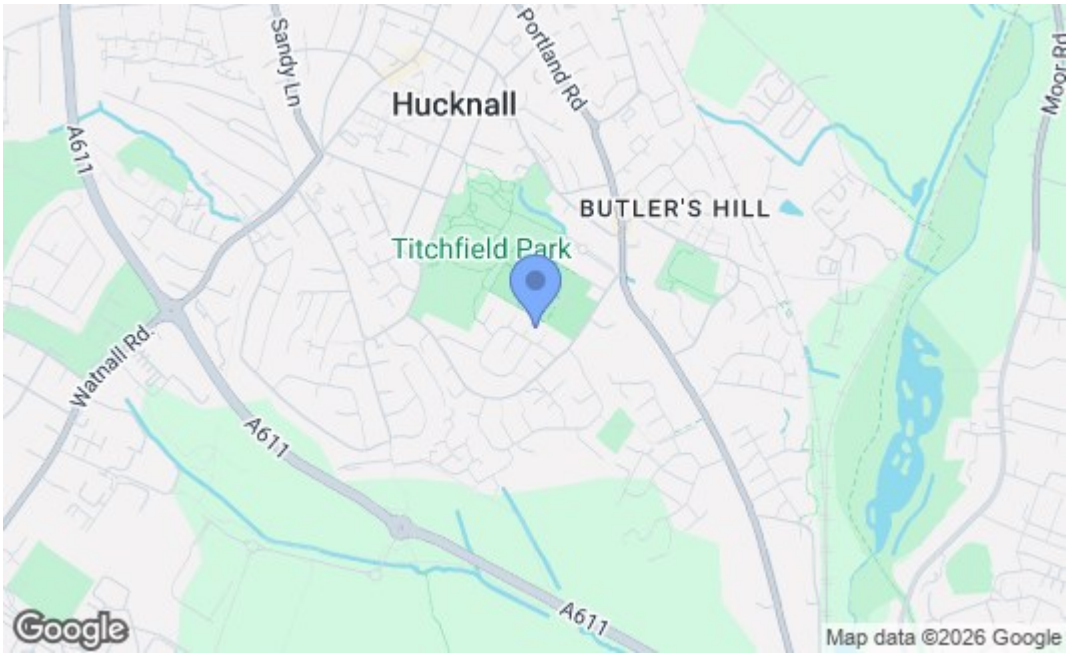


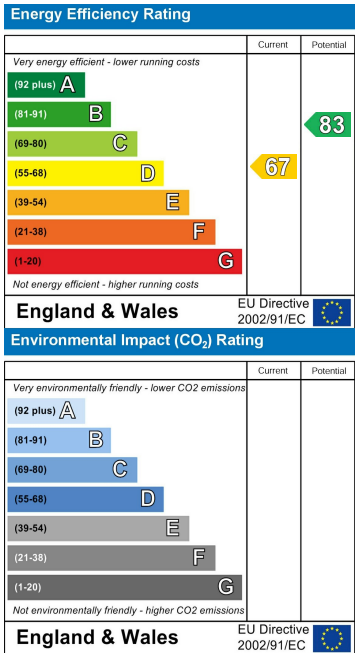












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485