



Edgewood Drive, Hucknall, Nottingham, NG15 6HX

Guide Price £200,000-£220,000 Freehold



Edgewood Drive, Hucknall

3 Bedrooms, 1 Bathroom

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- Three Bedroom Semi-Detached House
- Immaculately Presented Throughout
- Modern Kitchen & Bathroom
- Large, Low Maintenance Rear Garden
- Ample Off Road Parking
- Popular Location
- Council Tax Band A

GUIDE PRICE £200,000-£220,000. Quietly tucked away in a quiet corner plot, with an enviable sized low maintenance rear garden, this three bedroom semi-detached property offers an immaculate and modern finish throughout. The property briefly comprises of an entrance hall, cloakroom, lounge, fitted kitchen/diner with French doors to the rear garden, three bedrooms and a modern fitted bathroom. To the rear is a fantastic garden with artificial lawn and raised decking area and there is ample off road parking to the front. Early viewing is strongly recommended.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HALLWAY Accessed via two external doors with tiled flooring, opaque uPVC double glazed window to the first floor, vertical column radiator, stairs rising to the first floor and ceiling light.

CLOAKROOM With a low flush w.c. and wash basin combination unit, floor tiling, dryer point and ceiling light.

LOUNGE 12' 4" x 11' 11" (3.76m x 3.63m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

KITCHEN/DINER 20' 9" x 9' 5" (6.32m x 2.87m) The modern kitchen offers a range of high and low level fitted unit with a squared edge worktop over with upstand and incorporating a 1 1/4 bowl sink and drainer and breakfast bar, integrated twin electric oven, fridge, freezer, dishwasher and inset gas hob with tiled splashback and extractor hood over, washing machine plumbing, tiled flooring, uPVC double glazed window to the rear elevation and fitted ceiling spotlights. The

dining area has a uPVC double glazed set of French Doors to the rear garden, wall mounted radiator, tiled flooring and two ceiling lights.

LANDING With a fitted carpet, uPVC double glazed window to the side elevation and ceiling light.

MASTER BEDROOM 12' 8" x 10' 7" (3.86m x 3.23m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BEDROOM TWO 9' 10" x 9' 4" (3m x 2.84m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BEDROOM THREE 10' 11" max x 7' 10" (3.33m x 2.39m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, loft hatch and ceiling light.

EXTERNAL The property boasts a fantastic sized enclosed rear garden with artificial lawn, raised

decking area, fenced boundary and secure gate access. To the front there is a large driveway providing ample off road parking.









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