

**FOR SALE**



**Beardall Street, Hucknall, Nottingham, NG15 7HA**  
**£230,000**

**MARTIN & CO**





## Beardall Street, Hucknall

5 Bedrooms, 2 Bathroom

£230,000

- Five Bedroom Period Villa
- Renovation Required
- Deceptively Spacious Throughout
- Two Reception Rooms
- Enclosed Garden

Situated in an excellent location close to Hucknall Town Centre this charming five bedroom period villa offers fantastic potential. Requiring a programme of renovation the property boasts a deceptively spacious interior and a wealth of character. Suiting a range of buyers the property briefly comprises of a hallway, two reception rooms, a fitted kitchen, utility room and w.c. To the ground floor there are three double bedrooms alongside a further single and a family bathroom with separate w.c. To the second floor a loft conversion provides a further double bedroom an en-suite. Externally, the property has an enclosed garden with a detached garage to the rear and on road parking is available to the front.



**HALLWAY** Accessed via a porch the hallway has Minton tiled flooring, wall mounted radiator, stairs rising to the first floor, under stairs storage cupboard and ceiling light.

**RECEPTION ROOM 14' x 12' 10"** (4.27m x 3.91m)  
With a uPVC double glazed window to the front elevation, wall mounted radiator, fitted carpet and ceiling light.

**RECEPTION ROOM 14' x 11' 9"** (4.27m x 3.58m)  
With wooden flooring, fire with surround and tiled



hearth, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**KITCHEN** 10' x 9' 6" (3.05m x 2.9m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, black splash, range cooker point, tiled flooring, uPVC double glazed window to the side elevation and external door to the rear garden, wall mounted radiator and two ceiling lights.

**UTILITY ROOM** 9' 6" x 7' (2.9m x 2.13m) With fitted wall and base units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, washing machine and dishwasher plumbing, tiled flooring and ceiling light.

**GROUND FLOOR WC** With a low flush w.c., floor and part wall tiling, opaque uPVC double glazed window to the rear elevation and ceiling light.

**LANDING** With a fitted carpet, stairs rising to the

second floor, loft hatch and ceiling light.

**BEDROOM ONE** 17' x 11' 3" (5.18m x 3.43m) With a fitted carpet, uPVC double glazed bay window to the front elevation, wall mounted radiator and ceiling light.

**BEDROOM TWO** 14' x 11' 9" (4.27m x 3.58m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BEDROOM THREE** 9' 7" x 8' 3" (2.92m x 2.51m) With vinyl floor covering, a UPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BEDROOM FOUR** 10' x 6' (3.05m x 1.83m) With wood effect laminate flooring, a uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**BATHROOM** Comprising of a bath, corner shower enclosure with a mains fed mixer bar shower, vanity



wash hand basin, tiled flooring, chrome heated towel rail, opaque uPVC double glazed window to the side elevation and fitted ceiling spotlights.

W.C With a low flush w.c., tiled flooring, opaque uPVC double glazed window to the side elevation and ceiling light

BEDROOM FIVE 19' 1" x 10' 3" (5.82m x 3.12m) With a fitted carpet, eaves storage, two Velux windows, wall mounted radiator, ceiling light and en-suite.

EXTERNAL The property has an enclosed rear garden with a paved patio area with pergola, artificial lawn, a range of mature shrubs and trees, a walled and hedged boundary and a single detached garage accessed from the rear. There is a small courtyard garden to the front alongside on road parking.









## Martin & Co Hucknall

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