



Victoria Way, Hucknall, Nottingham, NG15 7SD
£360,000 Freehold



Victoria Way, Hucknall

4 Bedrooms, 2 Bathroom

£360,000

- Four Bedroom Detached House
- Immaculately Presented
- Landscaped Rear Garden
- Driveway & Garage
- Sought After Development
- 8 Years NHBC Remaining
- Freehold

Constructed in 2023 this immaculately presented four bedroom detached house offers a deceptively spacious interior and is situated in this popular and sought after development. The accommodation comprises of a large entrance hall, cloakroom, living room, open plan kitchen/dining/living room with French Doors leading out to the landscaped rear garden and utility room to the ground floor. To the first floor the master bedroom benefits from an en-suite shower room, there are a further three well proportioned bedrooms and a family bathroom. The private rear garden has been designed to offer a low maintenance oasis and there is a tandem length driveway leading to a single garage. Early viewing is strongly recommended.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HALLWAY 15' 7" x 6' 6" (4.75m x 1.98m) Accessed via an external door with wood effect flooring, wall mounted radiator, stairs rising to the first floor, storage cupboard and ceiling light.

CLOAKROOM With wood effect flooring, a low flush w.c., pedestal wash hand basin with splashback. part wall tiling, wall mounted radiator, opaque uPVC double glazed window to the front elevation and ceiling light.

LIVING ROOM 15' 6" x 11' (4.72m x 3.35m) With a fitted carpet, uPVC double glazed window to the front elevation, two wall mounted radiators and two ceiling lights.

OPEN PLAN KITCHEN/DINING/LIVING ROOM 21' 1" x 14' 6" (6.43m x 4.42m) The fitted kitchen comprises of a range of high and low level units with a rolled edge worktop over incorporating a one and half bowl stainless steel sink and drainer, upstand, integrated electric oven, microwave oven and dishwasher, inset gas hob with extractor hood over, uPVC double glazed

window to the rear elevation and fitted ceiling spotlights. The living/dining area has wood effect flooring, wall mounted radiator, uPVC double glazed French doors to the rear garden, larger storage cupboard and fitted ceiling spotlights.

UTILITY ROOM 5' 9" x 5' 5" (1.75m x 1.65m) With a range of base units with a rolled edge worktop over incorporating a stainless steel sink and drainer, upstand, washing machine plumbing, wood effect flooring, wall mounted radiator, opaque uPVC double glazed window to the side elevation and ceiling light.

LANDING With fitted carpet, airing cupboard, loft hatch and ceiling light.

MASTER BEDROOM 13' x 8' 11" (3.96m x 2.72m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, freestanding wardrobe (included with sale) and ceiling light.

EN-SUITE Comprising of a double wide walk-in

shower enclosure with mains fed mixer bar shower, low flush w.c., half pedestal wash hand basin, vinyl floor covering, part ceramic wall tiling, chrome heated towel rail and fitted ceiling spotlights

BEDROOM TWO 10' 11" x 9' (3.33m x 2.74m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BEDROOM THREE 11' 10" x 7' 4" (3.61m x 2.24m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator, freestanding wardrobe (included in sale) and ceiling light.

BEDROOM FOUR 11' 7" x 7' 2" (3.53m x 2.18m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, freestanding wardrobes (included in sale) and ceiling light.

BATHROOM Comprising of a panelled bath with chrome mixer tap and electric shower over, low flush w.c., half pedestal wash hand basin, ceramic floor and



part wall tiling, chrome heated towel rail, opaque uPVC double glazed window to the side elevation and fitted ceiling spotlights.

EXTERNAL The property enjoys an enclosed rear garden which has been landscaped to include two paved patio areas, artificial lawn, raised flower beds, fenced boundary and secure gate access. To the front is a garden which is laid to lawn with planted flowers and there is a tandem length driveway leading to a single garage with up and over door and uPVC external door into the rear garden also.

NOTES Please note that there is an anticipated estate maintenance charge of approximately £129 per annum. This is not payable until the site is complete and maintenance is transferred to the management company.







Martin & Co Hucknall

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