

HoldenCopley

PREPARE TO BE MOVED

Paulina Avenue, Hucknall, Nottinghamshire NG15 8JA

Guide Price £220,000

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GUIDE PRICE £220,000 - £230,000

GREAT FAMILY BUY...

This three double bedroom semi-detached house is presented to an exceptionally high standard and boasts a wealth of space throughout making it the perfect home for any family buyer. Situated in a popular location within close proximity to local amenities, various schools, Bestwood Country Park and excellent transport links including Hucknall Train Station. To the ground floor is an entrance hall, a ground floor W/C, a spacious living room and a kitchen/diner. To the first floor are two double bedrooms serviced by a three piece bathroom suite with the good size master bedroom on the second floor benefiting from an en-suite and fitted wardrobes.

Outside to the front of the property is a driveway with a Pod Point electric car charger and a separate garage to provide ample off road parking and to the rear is a private enclosed garden.

MUST BE VIEWED





- Semi-Detached House
- Three Double Bedrooms
- Three Storey
- Spacious Living Room
- Open Plan Kitchen/Diner
- Downstairs W/C
- Pod Point Electric Car Charger
- Solar Panels
- Hive Smart Home Heating
- Private Enclosed Garden





GROUND FLOOR

Entrance Hall

4'3" x 3'11" (1.3 x 1.2)

The entrance hall has Amtico flooring, a wall mounted radiator and provides access into the accommodation

W/C

4'11" x 2'11" (1.5 x 0.9)

This space has Amtico flooring, a wall mounted radiator, a wall mounted consumer box, a low level flush W/C and a pedestal wash basin with tiled splashback

Living Room

12'1" x 16'8" (3.7 x 5.1)

The living room has Amtico flooring, two wall mounted radiator, a built-in cupboard, a TV point, a UPVC double glazed window to the side elevation and a UPVC double glazed bay window to the front elevation

Hall

7'2" x 4'3" (2.2 x 1.3)

The hall has Amtico flooring, a wall mounted radiator and carpeted stairs

Kitchen/Diner

10'2" x 15'8" (3.1 x 4.8)

The kitchen/diner has tiled flooring, a wall mounted radiator, a range of fitted wall and base units with wood effect worktops, a stainless steel sink with mixer taps and a drainer, partially tiled walls, an integrated oven, a gas hob and extractor hood, an integrated dishwasher, an integrated fridge freezer, an integrated washing machine, space for a dining table, recessed spotlights, a UPVC double glazed window and double French doors to the rear elevation

FIRST FLOOR

Landing

The landing has carpeted flooring and provides access to the first floor accommodation

Bed Two

12'1" x 8'10" (3.7 x 2.7)

The second bedroom has carpeted flooring, a wall mounted radiator, fitted wardrobes and a UPVC double glazed window to the front elevation

Bed Three

12'5" x 8'10" (3.8 x 2.7)

The third bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the rear elevation

Bathroom

6'6" x 8'2" (2.0 x 2.5)

The bathroom has tiled flooring, a heated towel rail, partially tiled walls, a low level flush W/C, a pedestal wash basin, tiled splashback, a panelled bath with a wall mounted shower and a UPVC double glazed obscure window to the front elevation

SECOND FLOOR

Stairs

7'6" x 6'6" (2.3 x 2.0)

The stairs have carpeted flooring, a wall mounted radiator, a UPVC double glazed window to the front elevation and provide access to the third floor

Master Bedroom

11'9" x 19'8" (3.6 x 6.0)

The master bedroom has carpeted flooring, a wall mounted radiator, fitted wardrobes, a loft hatch, access to an en-suite, a UPVC double glazed window to the front elevation and two Velux windows to the rear elevation

En-Suite

7'10" x 3'11" (2.4 x 1.2)

The en-suite has tiled flooring, a heated towel rail, partially tiled walls, a low level flush W/C, a pedestal wash basin, tiled splashback and a shower enclosure with a wall mounted shower and mixer taps

OUTSIDE

Front

To the front of the property is a driveway, a separate garage, a Pod Point electric car charger, solar panels which are not on lease and owned by the current owner, courtesy lighting, a small lawned garden, white picket fencing and a range of plants and shrubs

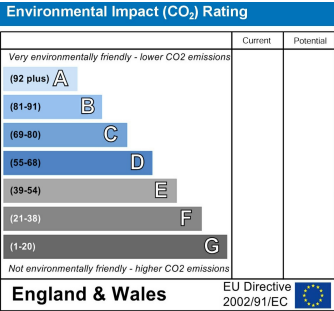
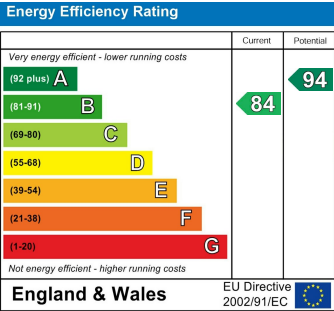
Rear

To the rear of the property is a private enclosed garden with a patio area, a decked seating area, a lawn, panelled fencing and a range of plants and shrubs

DISCLAIMER

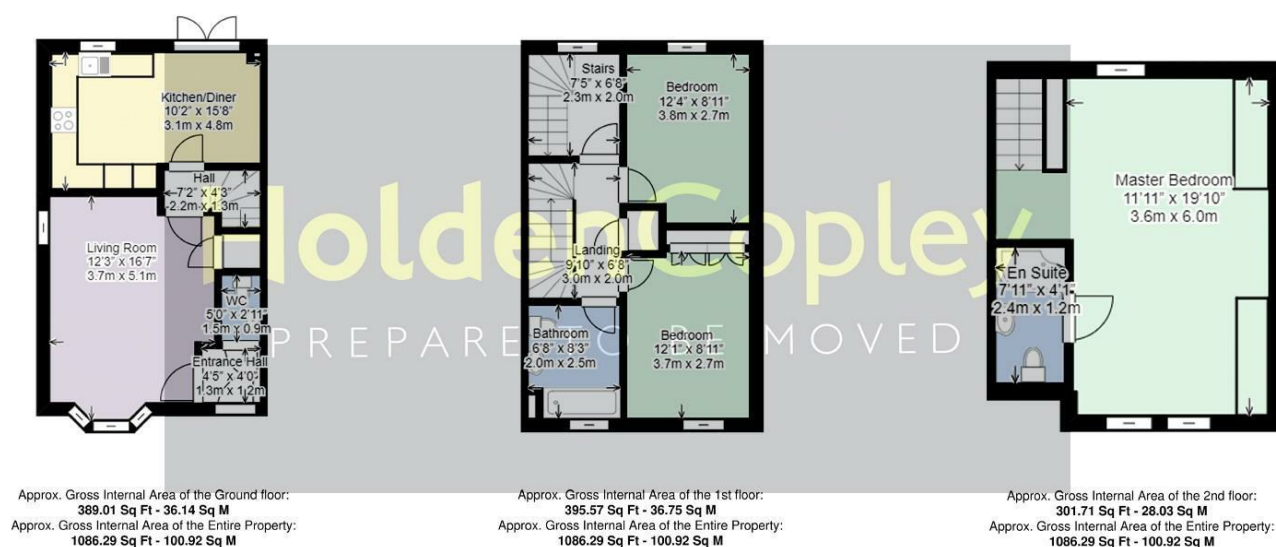
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01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

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