

HoldenCopley

PREPARE TO BE MOVED

Violet Grove, Hucknall, Nottinghamshire NG15 7TL

Asking Price £230,000

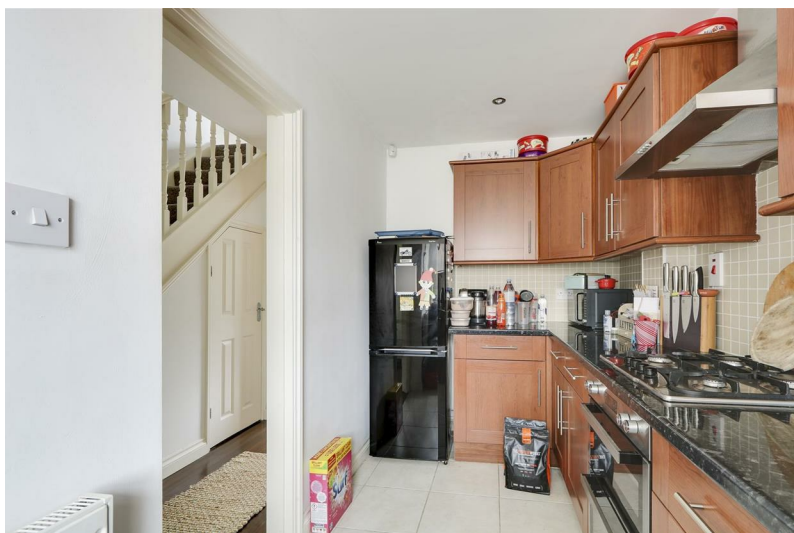
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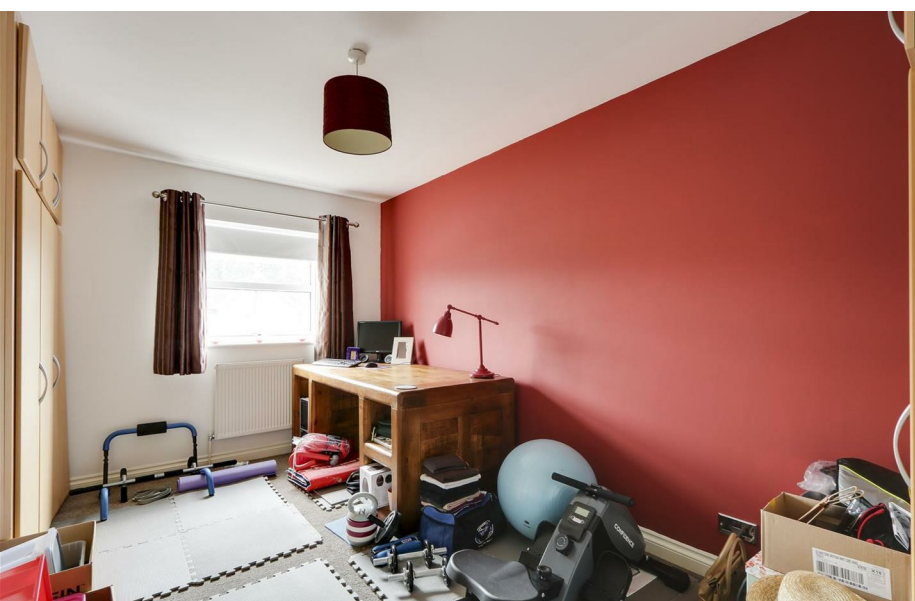


SPACIOUS FAMILY HOME...

This three bedroom semi-detached house offers an abundance of space whilst being presented to a high standard throughout. The property benefits from a range of refurbishments including a newly fitted shower, new carpets and provides additional ample storage space. Situated just a stones throw away from Hucknall Town Centre featuring a range of shops, eateries, schools and transport links including Hucknall Train Station. To the ground floor is an entrance hall, a W/C, a modern fitted kitchen, a spacious lounge/diner and to the first floor are three good sized bedrooms serviced by a three piece bathroom suite with the master benefiting from a dressing area and an en-suite. Outside to the front of the property is a block paved driveway and garage providing ample off road parking and to the rear is a south facing garden.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Lounge/Diner
- Modern Fitted Kitchen
- Ground Floor W/C
- Three Piece Bathroom Suite
- Ample Storage Space
- Driveway & Garage
- South Facing Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

17'0" x 6'6" (5.2 x 2.0)

The entrance hall has laminate flooring, a wall mounted radiator, carpeted stairs, an under stairs cupboard, recessed spotlights and a UPVC double glazed door providing access into the accommodation

W/C

2'11" x 5'10" (0.9 x 1.8)

This space has a low level flush W/C, a wall mounted radiator, a pedestal wash basin with tiled splashback and a UPVC double glazed obscure window to the front elevation

Kitchen

13'1" x 6'2" (4.0 x 1.9)

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

Lounge/Diner

21'3" x 13'1" (6.5 x 4.0)

The lounge/diner has laminate flooring, two wall mounted radiators, coving to the ceiling, a TV point, space for a dining table, a UPVC double glazed window and double French doors to the rear garden

FIRST FLOOR

Landing

9'10" x 6'10" (3.0 x 2.1)

The landing has carpeted flooring, a wall mounted radiator, a built-in cupboard housing the water tank, a loft hatch and provides access to the first floor accommodation

Master Bedroom

9'6" x 12'5" (2.9 x 3.8)

The main bedroom has carpeted flooring, a wall mounted radiator, recessed spotlights, access to the dressing area, access to the en-suite and a UPVC double glazed window to the rear elevation

Dressing Area

7'2" x 5'10" (2.2 x 1.8)

The dressing area has carpeted flooring and recessed spotlights

En-Suite

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

The en-suite has tiled flooring, a wall mounted radiator, a low level flush W/C, a pedestal wash basin, a corner fitted shower enclosure with a wall mounted shower and a UPVC double glazed obscure window to the side elevation

Bedroom Two

8'2" x 13'1" (2.5 x 4.0)

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

Bathroom

5'6" x 6'10" (1.7 x 2.1)

The bathroom has vinyl flooring, a wall mounted radiator, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall mounted shower, partially tiled walls, recessed spotlights and a UPVC double glazed obscure window

Bedroom Three

9'2" x 9'2" (2.8 x 2.8)

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

OUTSIDE

Front

To the front of the property is a block paved driveway with space for up to two vehicles and a garage benefiting from electrical points and lighting

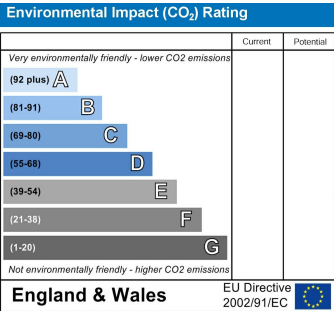
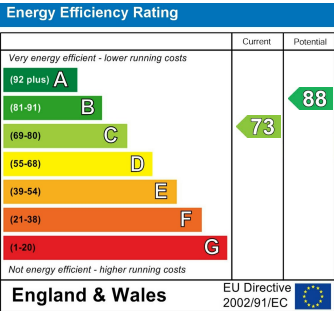
Rear

To the rear of the property is a south facing garden with a range of decorative gravel, a paved area, a range of plants and shrubs, fruit trees and panelled fencing

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:
453.91 Sq Ft - 42.17 Sq M
Approx. Gross Internal Area of the Entire Property:
963.69 Sq Ft - 89.53 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
509.78 Sq Ft - 47.36 Sq M
Approx. Gross Internal Area of the Entire Property:
963.69 Sq Ft - 89.53 Sq M

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