



Norman Drive,
Hucknall, Nottingham
NG15 6HS

Guide Price £225,000
Freehold



****GUIDE PRICE £220,000-£225,000 ****

**** MUST VIEW ****

Welcome to NORMAN DRIVE, HUCKNALL.

Robert Ellis estate agents are delighted to offer to the market this fantastic FOUR-bedroom, End-Terrace home in HUCKNALL, Nottingham.

The property has been renovated by the current owner with a Modern REFITTED KITCHEN, NEW PLASTERING, NEW INTERNAL DOORS and NEW FLOORING. Book your appointment to fully appreciate all that the property has to offer.

The property itself sits favourably within walking distance of nearby schooling. There is easy access to Hucknall Town centre where there is a wide variety of national and independent retailers and shopping facilities and transport links.

Upon entry, you are greeted by the hallway, leading to the large living room, refitted dining Kitchen, ground floor bathroom. Stairs to landing, first double bedroom, second double bedroom, third bedroom and fourth bedroom.

Sitting on a corner plot with a driveway to the front elevation and enclosed garden to the rear.

A viewing is HIGHLY recommended to appreciate the size and location of this fantastic family home!

Contact the office now on 0115 648 5485.



Entrance Hallway

UPVC double glazed leaded door to the front, UPVC double glazed window to the side, wall mounted radiator, ceiling light point, electrical consumer unit housed within a cupboard, laminate flooring, understairs storage cupboard with a double glazed window to the side and panelled doors to:

Living Room

16'9 x 14' approx (5.11m x 4.27m approx)

With two UPVC double glazed windows to the front, feature decorative electric fireplace, stone surround with tiled hearth and wooden mantle, wall mounted radiator, laminate flooring, ceiling light point and panelled door to:

Re-fitted Dining Kitchen

17'1 x 10'11 approx (5.21m x 3.33m approx)

UPVC double glazed window to the rear, UPVC double glazed door to the garden at the rear, range of matching contemporary wall and base units incorporating a laminate work surface above, integral oven with four ring ceramic hob over and extractor hood above, laminate flooring, wall mounted radiator, ceiling light point, ample space for a dining table, space and plumbing for an automatic washing machine, space and point for a fridge freezer, wall mounted units, stainless steel and glass extractor hood.

Bathroom

7'4 x 5'7 approx (2.24m x 1.70m approx)

A modern three piece suite comprising of a panelled bath electric Triton shower over, pedestal wash hand basin, low flush w.c., UPVC double glazed window to the side, splashbacks, wall mounted radiator.

First Floor Landing

UPVC double glazed window to the side, loft access hatch and panelled doors to:

Bedroom 1

13'9 x 11'3 approx (4.19m x 3.43m approx)

UPVC double glazed window to the front, wall mounted radiator, laminate flooring, ceiling light point, large built-in cupboard providing additional storage.

Bedroom 2

11'6 x 10'9 approx (3.51m x 3.28m approx)

UPVC double glazed window to the rear, wall mounted radiator, laminate flooring and ceiling light point.

Bedroom 3

12'1 x 11'6 approx (3.68m x 3.51m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, laminate flooring.

Bedroom 4

10'11 x 9'11 approx (3.33m x 3.02m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, laminate flooring, storage cupboard housing the Baxi combination boiler.

Outside

The property sits on a corner plot with hedges and fencing to the boundary, low maintenance gravelled garden to the front with mature shrubs and trees planted to the borders, driveway providing off the road car standing, pathway to the front entrance door.

To the rear there is an enclosed low maintenance garden with a large paved patio area, shaped garden laid to lawn, mature shrubs and trees planted to the borders, raised flower beds with fencing and hedges to the boundaries.

PROPERTY TO SELL?

If you are considering selling your property, Robert Ellis estate agents would be delighted to visit you to provide a FREE PROPERTY VALUATION. Call us today to make an appointment on 0115 648 5485.

Council Tax

Council Tax band A - Ashfield District Council. To be confirmed by the purchaser's solicitor.





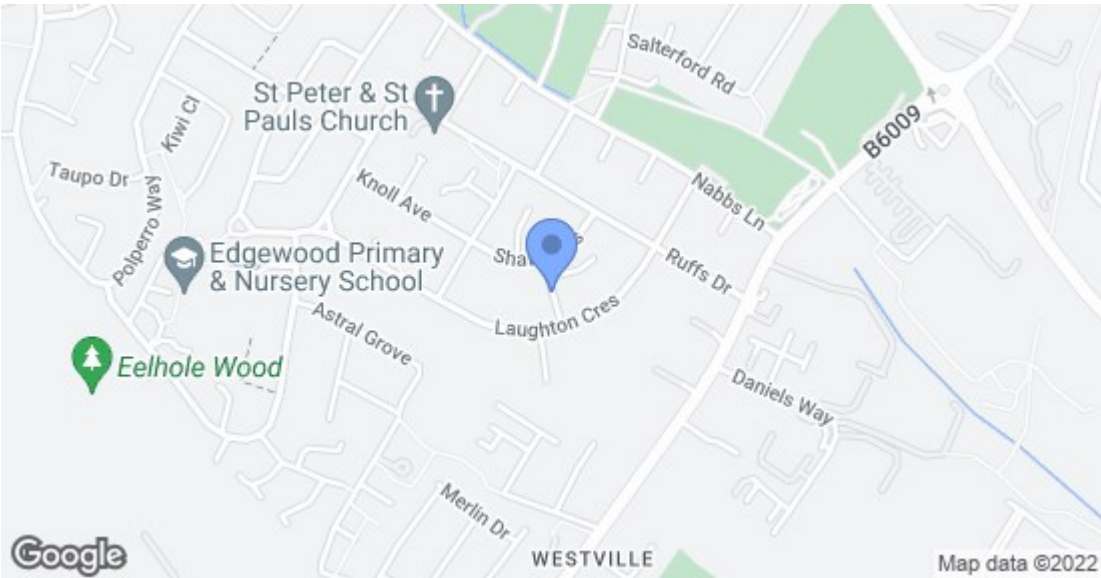
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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