



**Ullswater Drive  
Hucknall, Nottingham NG15 6NG**

**£220,000 Freehold**

A FULLY RENOVATED AND WELL  
PRESENTED THREE BEDROOM SEMI  
DETACHED HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND RENOVATED THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises an entrance hall, bathroom, living room, full width kitchen and conservatory. The first floor landing then provides access to three bedrooms.

The property also benefits from gas fired central heating from a combination boiler located in the roof space, double glazing throughout, feature composite front entrance door, off-street parking to the front and side, detached garage to the rear with power and lighting, and a generous garden space with useful garden shed (also with power and lighting), external water supply and lighting points.

The property is located favourably within close proximity of Hillside Primary School. There is also easy access to nearby tram stop, A611 and M1 motorway junction.

We believe that the property would make an ideal first time buy or young family home. We highly recommend an internal viewing.



## ENTRANCE HALL

11'5" x 5'5" (3.48 x 1.67)

Feature composite and double glazed front entrance door, radiator, staircase rising to the first floor with useful understairs storage area. Door to lounge and door to shower room.

## GROUND FLOOR SHOWER ROOM

6'1" x 5'4" (1.87 x 1.65)

Modern three piece suite comprising walk-in tiled double size shower cubicle with mains drench shower and additional handheld shower attached, foldaway glass shower screen, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Wall mounted mirror fronted bathroom cabinet, double glazed window to the side, spotlights, extractor fan, chrome heated ladder towel radiator.

## LIVING ROOM

15'4" x 9'8" (4.69 x 2.97)

Double glazed window to the front with fitted blinds, laminate fitted flooring, vertical radiator, media points. Opening out to the kitchen.

## KITCHEN

15'6" x 6'4" (4.74 x 1.95)

Equipped with a matching range of fitted handleless base and wall soft closing cupboards and drawers. Inset one and a half bowl sink unit with built in to the counter top quartz worktops, draining board and Quooker instant hot water boiling tap, fitted counter level Neff four ring induction hob with matching Neff extractor fan over, in-built Neff oven and combination grill, plumbing and space for American style fridge/freezer, (matching to the living room) flooring, double glazed window to the rear with tiled windowsill, spotlights, sliding double glazed patio doors to the conservatory.

## CONSERVATORY

7'8" x 7'4" (2.35 x 2.24)

Brick and double glazed construction with sloping ceiling, fitted (matching to the kitchen) base handleless storage cupboards with granite effect roll top work surfaces and tiled splashbacks, plumbing for the washing machine.



Vertical radiator, space for table and chairs, double glazed French doors opening out to the rear garden.

## FIRST FLOOR LANDING

Doors to all bedrooms. Double glazed window to the side, radiator, loft access point to an insulated and lit loft space which also houses the gas fired combination boiler (for central heating and hot water purposes).

## BEDROOM ONE

15'9" x 9'10" (4.82 x 3.00)

Double glazed window to the front, radiator, TV point.

## BEDROOM TWO

11'10" x 7'7" (3.61 x 2.32)

Double glazed window to the rear, radiator, useful storage cupboard.

## BEDROOM THREE

7'10" x 7'10" (2.41 x 2.39)

Double glazed window to the rear, radiator.

## OUTSIDE

To the front of the property there is a decorative gravel stone front driveway with dwarf brick boundary wall providing ample off-street parking to the front and side of the property. The drive continues down the right hand side of the property which, in turn, leads to the detached garage with up and over door. There is gated access into the rear garden.

## TO THE REAR

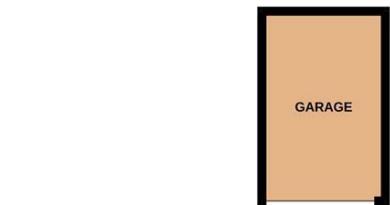
The rear garden is enclosed by timber fencing to all boundary lines and offers initial paved patio area (ideal for entertaining). This then opens out to a good sized garden lawn with ample space for families and entertaining. There is access to the garage via up and over door, external lighting points, water tap.

## DETACHED GARAGE

With power, lighting, up and over door.



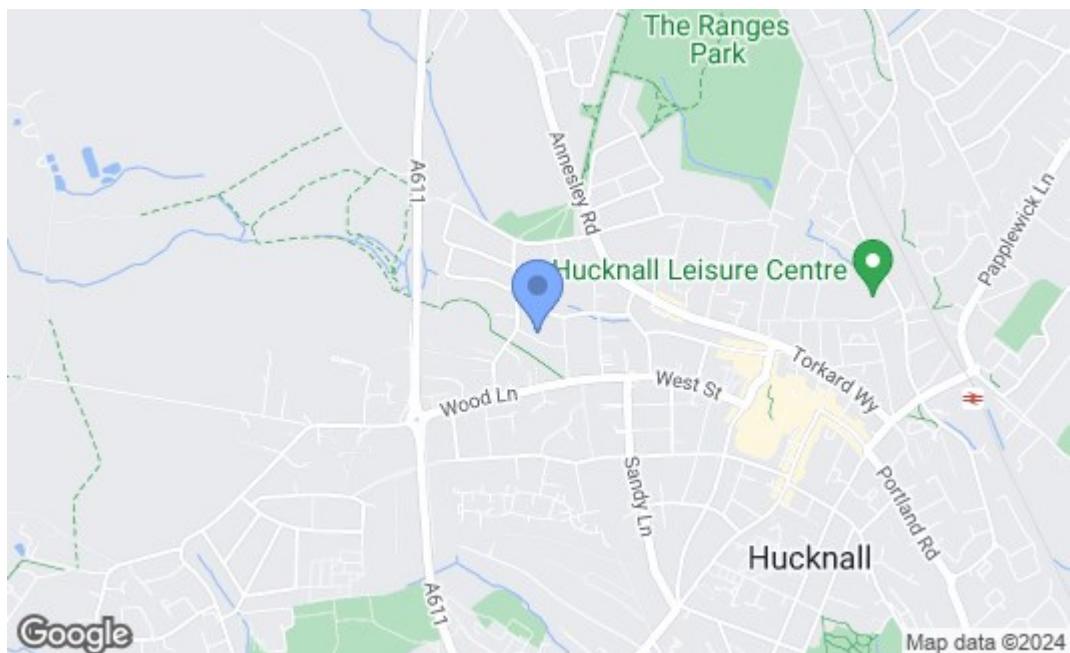
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 operation or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		88
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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