



**19 Eric Avenue, Hucknall, Nottingham,  
Nottinghamshire NG15 8AU**

**£240,000**

Tel: 0115 9680268



- Spacious Living Room
- Two Double Bedrooms
- Viewing Essential To Appreciate
- Large Drive & Large Rear Garden
- Modern Bathroom
- Open Plan Dining Kitchen
- Quiet Cul-De-Sac
- Semi Detached House

We have the pleasure in offering to the market this absolutely stunning extended two bedroom traditional semi detached house, which can only be described as a real credit to the current owners who have totally transformed this house into a beautifully presented home full of quality. To briefly touch on the improvements made by current owners since their purchase we will simply have to list due to the sheer amount of them, some of which include: A brand new sleek and stylish kitchen and bathroom, new internal doors, radiators, flooring, decoration, new porch with composite door, new entrance hall, new boiler, re-plastered, partly converted attic with further options with current planning permission in place, block paved driveway, full rear garden landscaping, new fencing and so much more you will find out on your highly recommended viewing.

The current vendors also have outline planning permission for a large extension to the rear which should you wish to take that on it would create a fabulous well planned extension which would take this property to another dimension with four bedrooms including a stunning master with en suite.

The accommodation is both spacious and cosy comprising an entrance hall which has new decoration, panelling and tiled floor in August 2022, light and spacious lounge & dining room with feature stone fireplace with inset log burner and finally completing the ground floor is the modern yet timeless fantastically appointed dining kitchen. To the first floor landing there are two double bedrooms and a new bathroom of exceptional quality including a bath and walk in shower.

Externally, this property stands in arguably the best position at the head of the quiet residential cul-de-sac which hosts a selection of other charming traditional semi detached homes. The frontage of the property benefits from being all low maintenance being a fully width block paved drive with low level attractive fencing to each side and a side pathway running adjacent to the property itself which has a secure access gate that opens onto the rear garden.

Upon entry to the rear garden you will be greeted by a truly stunning tiered Mediterranean style garden which has been immaculately landscaped with tiered levelled sections which are split between raised patio areas, external dining spaces, space for a garden shed and continues further toward a substantial lawned area to the top of garden. There is also an array of beautiful established plantation, additional concrete base for an additional garden room/shed at the top of the garden.

A SPLIT PANELLED DOUBLE GLAZED COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS INTO THE:

Council Tax Band: A

#### **ENTRANCE HALL**

w: 1.96m x l: 1.14m (w: 6' 5" x l: 3' 9")

A wonderful easy on the eye entrance hall with traditional feature tiling and original style cast iron radiator, ceiling light point, access door into the lounge and stairs providing access to the first floor landing.

#### **LOUNGE DINER**

w: 7.65m x l: 4.34m (w: 25' 1" x l: 14' 3")

A spacious lounge and dining room combined to create a magnificent place to sit back and relax with a feature fireplace with inset log burner. There are two radiators, two ceiling light points, coving to ceiling and a glazed door opening into the beautifully finished open plan dining kitchen.

#### **OPEN PLAN DINING KITCHEN**

w: 4.22m x l: 4.14m (w: 13' 10" x l: 13' 7")

A wonderful contemporary yet timeless extended dining kitchen of the highest order with a range of neutral shaker style wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and chrome mixer tap. Integrated oven, four ring induction hob with wall mounted extractor hood over. Integrated fridge/freezer, integrated dishwasher and plumbing for a washing machine. There is also stylish tiled splashbacks, ceiling spotlights, double glazed window and French doors opening onto the fabulous rear garden.

**FIRST FLOOR LANDING**

w: 2.59m x l: 0.79m (w: 8' 6" x l: 2' 7")

With a ceiling light point, loft hatch providing access into the fully boarded loft which also benefits from power, lighting and a double glazed Velux window to the rear elevation.

**BEDROOM ONE**

w: 3.86m x l: 3.35m (w: 12' 8" x l: 11' )

A spacious bay fronted double bedroom having a range of internally built wardrobes with inset hanging rails and shelving. There is also a radiator, ceiling light point and a double glazed bay window to the front elevation.

**BEDROOM TWO**

w: 2.77m x l: 2.64m (w: 9' 1" x l: 8' 8")

A second double bedroom again benefiting from fitted wardrobes and drawers. There is also a radiator, ceiling light point and a double glazed window to the rear elevation with a lovely view down the stunning Mediterranean style garden.

**BATHROOM**

w: 3.71m x l: 1.47m (w: 12' 2" x l: 4' 10")

A beautifully appointed bathroom having a modern four piece suite comprising a panelled bath with chrome mixer tap, large walk in shower with internally plumbed chrome shower, wash hand basin with chrome mixer tap and concealed storage beneath and a Low flush WC. There is also a chrome heated towel rail, ceiling spotlights, wall mounted vanity mirror with inset LED lighting, extractor fan and an obscure double glazed window to the rear elevation.

**OUTSIDE**

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**VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268.

**TENURE**

The property is being sold as a freehold. With vacant possession on completion.

**MORTGAGE ADVICE**

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

**FIXTURES & FITTINGS**

No fixtures or fittings mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.











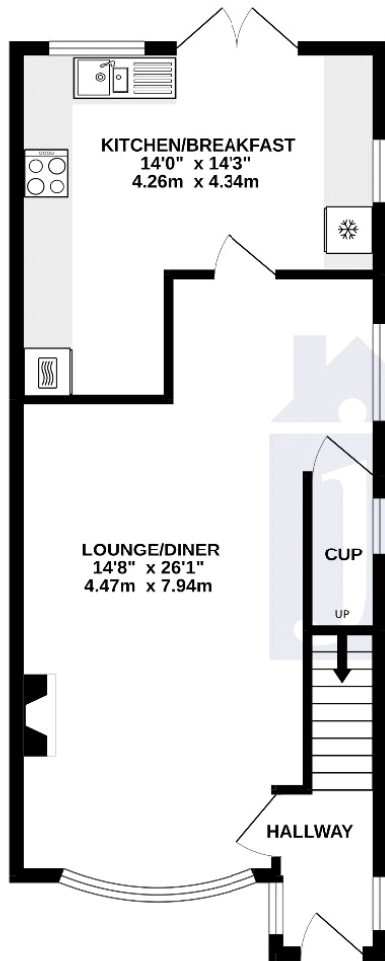






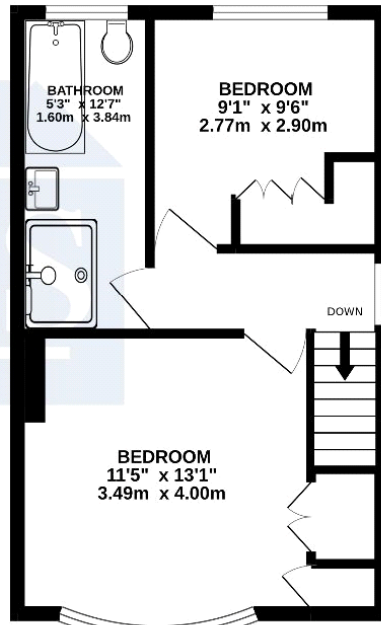


GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.  
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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1ST FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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