



**24 Portland Grange, Hucknall, Nottingham,
Nottinghamshire NG15 6RS**

Offers Over £325,000

Tel: 0115 9680268



- Detached Family Home
- Driveway & Detached Garage
- Viewing Highly Recommended
- Quiet Residential Location
- Four Double Bedrooms
- Bay Fronted Living Room
- Contemporary Dining Kitchen
- Stunning Presentation Throughout

A truly fantastic opportunity to purchase this stunning modern family home with four double bedrooms, a spacious modern and flexible ground floor living space including a 18ft bay fronted living room and contemporary stylish fitted 19ft open plan dining kitchen and beautifully finished orangery that again just furthers the ever growing list of benefits on offer here all at an unbelievably competitive price.

The internal accommodation as briefly touched on above is extremely generous having an initial entrance hall with downstairs WC and a handy under stairs storage cupboard, a spacious bay fronted living room with an internal access door into a well utilised and contemporary modern open plan dining kitchen both of which are fitted with smart Alexa controlled LED lighting. Finally completing the ground floor there is a beautiful orangery which allows an abundant amount of natural light to flood in through its array of windows, French doors and large lantern roof with downlighting making this a perfect additional entertaining space. To the first floor landing there are four well proportioned bedrooms all suitable to be used as doubles and a substantial family bathroom with four piece suite including a shower enclosure and bath.

Externally, this property is located in a popular residential location positioned at the heart of a lovely quiet cul-de-sac offering a pleasant mixture of houses and bungalows with this plot enjoying a wonderful private backdrop onto an open allotment backdrop which you could also chose to rent for yourself if you are one of those looking for more external space, that being said the existing plot offers a generous block paved driveway frontage with double gates to the side with further driveway space adjacent to the property itself which opens towards the detached garage. There are also two 7.4kw EV charging points, RING security cameras and doorbell and a secure electronic Yale smart security door lock which the vendors would be willing to include depending on the price achieved for the property. To the rear of the property there is a landscaped well planned garden with patio sitting areas, central lawn and a raised chunky planter with mature acer all enclosed by recently replaced garden fenced boundaries to all sides.

ENTRANCE HALL

w: 3.45m x l: 1.88m (w: 11' 4" x l: 6' 2")

A fitting entrance to a wonderful property which opens up wider to the rear with ceiling spotlights, contemporary column radiator, double glazed window to the side elevation, understairs storage cupboard and stairs rising to the first floor landing.

DOWNSTAIRS WC

w: 1.42m x l: 0.81m (w: 4' 8" x l: 2' 8")

A fully tiled downstairs WC with a Low flush WC, wash hand basin with chrome mixer tap, chrome heated towel radiator, ceiling lighting and an obscure double glazed window to the front elevation.

LIVING ROOM

w: 5.59m x l: 3.91m (w: 18' 4" x l: 12' 10")

A large bay fronted living room with feature contemporary column radiators, LED Alexa controlled smart lighting, double glazed bay window to the front elevation and door opening into the:

OPEN PLAN DINING KITCHEN

w: 5.92m x l: 2.95m (w: 19' 5" x l: 9' 8")

A sleek and stylish open plan dining kitchen with an extensive range of wall cupboards, base units and drawers with premium quality quartz working surfaces. Inset sink with drainer and chrome boiling water tap. There is space for a large Stoves range cooker that is available by separate negotiation. There is an integrated fridge/freezer and dishwasher. Again this magnificent room benefits from an array of LED spotlights and feature under lighting again which is all smart and Alexa controlled. There is also a double glazed window and double glazed side entrance door and double glazed patio doors opening into the wonderful orangery.

ORANGERY

w: 4.39m x l: 3.61m (w: 14' 5" x l: 11' 10")

A beautiful addition to the home, this naturally light and delightful room benefits from a dual aspect windows looking out onto the back garden, ceiling spotlights, feature tiled wall, contemporary full height radiator, obscure double glazed door providing access to the front and double glazed French doors opening into the garden.

FIRST FLOOR LANDING

w: 1.68m x l: 1.6m (w: 5' 6" x l: 5' 3")

With a double glazed window to the side elevation, ceiling spotlights and loft hatch with drop down ladder providing access to the fully boarded loft with lighting.

BEDROOM ONE

w: 3.4m x l: 3.2m (w: 11' 2" x l: 10' 6")

A spacious double bedroom with a radiator, ceiling lighting and a double glazed window to the front elevation.

BEDROOM TWO

w: 3.3m x l: 2.69m (w: 10' 10" x l: 8' 10")

A second spacious double bedroom with a fitted wardrobe, ceiling lighting and a radiator and double glazed window to the rear elevation.

BEDROOM THREE

w: 2.69m x l: 2.59m (w: 8' 10" x l: 8' 6")

A third double bedroom with a ceiling lighting and a radiator and double glazed window to the rear elevation.

BEDROOM FOUR

w: 3.4m x l: 2.59m (w: 11' 2" x l: 8' 6")

A fourth double bedroom again suitable to be used as a double bedroom with ceiling lighting and a radiator and double glazed window to the front elevation.

FAMILY BATHROOM

w: 2.69m x l: 1.6m (w: 8' 10" x l: 5' 3")

A modern family bathroom with four piece suite comprising a panelled bath with a chrome mixer tap, shower enclosure with wall mounted electric shower, pedestal wash hand basin with chrome mixer tap and a Low flush WC. There is also a chrome heated towel, extractor fan, ceiling spotlights and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally, the plot offers a generous block paved driveway frontage with double gates to the side with further driveway space adjacent to the property itself which opens towards the detached garage. There are also two 7.4kw EV charging points, RING security cameras and doorbell and a secure electronic Yale smart security door lock which the vendors would be willing to include depending on the price achieved for the property. To the rear of the property there is a landscaped well planned garden with patio sitting areas, central lawn and a raised chunky planter with mature acer all enclosed by recently replaced garden fenced boundaries to all sides.

DETACHED GARAGE

With up and over door fitted within the last three years, power, lighting, roof storage potential and a convenience door to the side.

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 in 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.





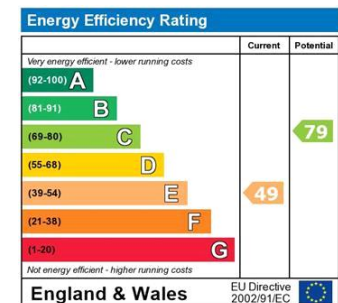
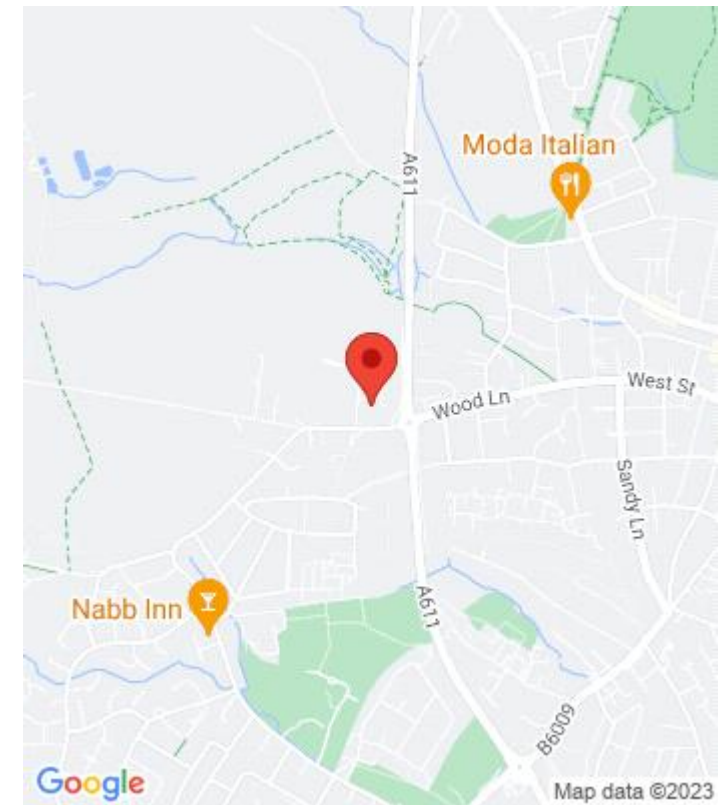












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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