



**27 Albert Close, Hucknall, Nottingham,
Nottinghamshire NG15 7UZ**

OIRO £360,000

Tel: 0115 9680268



- Private Landscaped Rear Garden
- Large Drive & Large Garage
- Viewing Highly Recommended
- Four Spacious Bedrooms
- En Suite & Family Bathroom
- Detached Family Home

A stunning, modern, and contemporary family home. This beautifully presented four-bedroom detached house offers a huge amount of living space including a 23ft living room and a 17ft open plan dining kitchen as well as four generous bedrooms all of which you could easily use as a double bedroom. The current vendors have lovingly maintained and upgraded this property since their purchase from new also putting a of effort in landscaping the rear garden with two Indian sandstone patios making this a perfect place to move straight in, unpack and enjoy.

Another feature that we feel is particularly worth a mention is that due to the excellent placement of this home it has helped give it that additional external space including gardens to both sides of the property and one of the largest driveways on the development alongside a 19ft x 10ft garage.

The accommodation offers close to 1,400 sq. ft of internal living space comprising a central naturally light entrance hall, downstairs WC, 23ft living dual aspect living room, separate dining room, open plan dining kitchen and a handy utility room. To the first-floor landing there are four bedrooms including a well-proportioned master with internally built wardrobes and en suite shower room and the fourth bedroom which is currently being utilised as an excellent dressing room. There is also neutral tiled family bathroom.

Externally, the property stands proudly in a pleasant position on Albert Close itself, having an open garden to one side of the property which perfectly softens the approach and access to a fantastically well-proportioned driveway which is actually one of the larger ones on the whole development leading onto a detached garage. The rear garden has been improved in recent years with some well thought out landscaping with two well placed Indian sandstone patios with raised sleeper beds, central lawn area and is all enclosed by secure fencing to the boundaries.

ENTRANCE HALL

w: 3.86m x l: 2.01m (w: 12' 8" x l: 6' 7")

A naturally light and airy entrance hall with a radiator, ceiling light point and stairs rising to the first floor landing.

DOWNSTAIRS WC

w: 1.55m x l: 1.3m (w: 5' 1" x l: 4' 3")

With a two piece suite comprising a low flush WC and a wash hand basin with chrome mixer tap. There is also a radiator, ceiling light point, extractor fan, part tiled walls and wall mounted electric consumer unit.

LIVING ROOM

w: 7.06m x l: 3.96m (w: 23' 2" x l: 13')

A huge 23ft dual aspect living room with two radiators, ceiling light points and three double glazed windows to the front and side elevations.

DINING ROOM

w: 3.1m x l: 2.21m (w: 10' 2" x l: 7' 3")

A separate dining room with a radiator, ceiling light point and a double glazed window to the front elevation.

OPEN PLAN DINING KITCHEN

w: 5.23m x l: 2.95m (w: 17' 2" x l: 9' 8")

A large open plan dining kitchen fitted with a range of contemporary high gloss wall cupboards, base units and drawers finished in a modern yet subtle grey. Wood effect working surfaces over with inset sink with drainer and chrome mixer tap. Integrated oven, four ring electric hob with wall mounted extractor hood over. Alongside other integrated appliances including: Fridge/freezer and a dishwasher. There is also tiled floor, ceiling lighting, radiator and double glazed French doors opening into the rear garden.

UTILITY

w: 1.68m x l: 1.55m (w: 5' 6" x l: 5' 1")

A handy and well placed utility with matching high gloss base units with working surfaces over. Inset sink with drainer and chrome mixer tap. Wall cupboard housing the wall mounted combi boiler. There is also ceiling light point, radiator and a double glazed door opening onto the rear elevation.

FIRST FLOOR LANDING

w: 3.18m x l: 1.83m (w: 10' 5" x l: 6')

With a ceiling light point and loft hatch.

MASTER BEDROOM

w: 4.01m x l: 3.45m (w: 13' 2" x l: 11' 4")

A spacious master bedroom with internally built wardrobes with inset hanging rails. There is also a radiator and double glazed windows to the front and side elevation.

EN-SUITE

w: 2.24m x l: 1.35m (w: 7' 4" x l: 4' 5")

With three piece suite comprising a shower enclosure with wall mounted internally plumbed chrome shower. Wash hand basin with chrome mixer tap and a low flush WC. There is also a chrome heated towel radiator, ceiling light point, part tiled walls and an obscure double glazed window to the front elevation.

BEDROOM TWO

w: 4.14m x l: 3.68m (w: 13' 7" x l: 12' 1")

A second well proportioned double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM THREE

w: 3.68m x l: 3.23m (w: 12' 1" x l: 10' 7")

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

BEDROOM FOUR

w: 2.95m x l: 2.92m (w: 9' 8" x l: 9' 7")

A fourth generous bedroom again suitable for a double bed but currently in use and fitted out as an excellent dressing room with a ceiling light point, radiator and a double glazed window to the side elevation.

FAMILY BATHROOM

w: 1.96m x l: 1.91m (w: 6' 5" x l: 6' 3")

A well presented family bathroom with three piece suite comprising a panelled bath with wall mounted internally plumbed shower over, wash hand basin with chrome mixer tap and a low flush WC. There is also a chrome heated towel rail, ceiling light point and an obscure double glazed window to the side elevation.

OUTSIDE

Externally, the property stands proudly in a pleasant position on Albert Close itself, having an open garden to one side of the property which perfectly softens the approach and access to a fantastically well-proportioned driveway which is actually one of the larger ones on the whole development leading onto a detached garage. The rear garden has been improved in recent years with some well thought out landscaping with two well placed Indian sandstone patios with raised sleeper beds, central lawn area and is all enclosed by secure fencing to the boundaries.

DETACHED GARAGE

w: 6.02m x l: 3.05m (w: 19' 9" x l: 10')

A larger than average detached garage with up and over door, power, lighting and a door opening into the rear garden.

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 968 026.

TENURE

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

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.









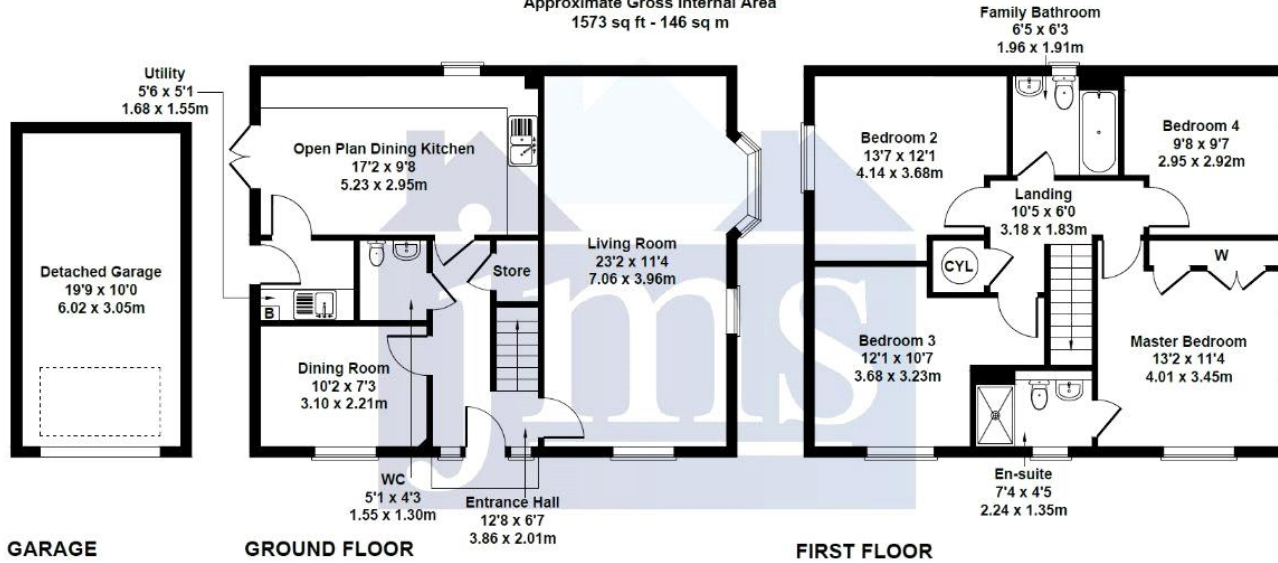




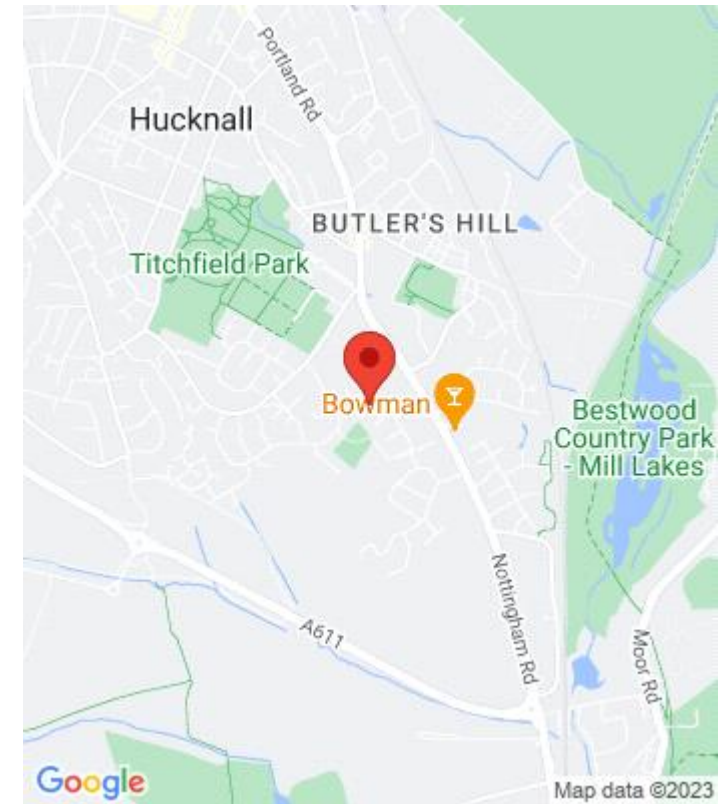


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Approximate Gross Internal Area
1573 sq ft - 146 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B	85	
(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	

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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 JMS Sales & Lettings
 32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD
 Tel: 0115 9680268 Email: enquiries@jmslettings.co.uk Website: www.jmslettings.co.uk

