



**4 St. Michaels View, Hucknall, Nottingham,
Nottinghamshire NG15 8DW**

£300,000

Tel: 0115 9680268



- Quiet Cul-De-Sac
- Three Bedrooms
- New Combi Boiler 2023
- Detached Family Home
- Double Width Drive & Garage
- Immaculately Maintained Throughout

A beautifully presented detached family home with so many positives it's hard to list them all. But if you are in the market for an immaculate and well-loved family home then look no further and call us today to register your early interest as homes on this extremely sought after quiet cul-de-sac do not come available often with there only being two sales within the last decade making this one simply too good to miss.

This three bedroom detached home offers a spacious internal layout, has owned solar panels and also benefited from a new boiler fitted in 2023 alongside being kept in a pristine manner with continuous improvement since their purchase back in 2016.

The accommodation comprises a central entrance hall, downstairs WC, open plan lounge and dining room, home office/snug, modern yet timeless kitchen fitted with a pleasant range of fitted units and a handy and well-placed utility room. To the first floor landing there are three bedrooms including two doubles and a recently upgraded modern shower room with three piece suite.

Externally, this property is situated in an excellent position in an equally impressive location being situated on a quiet residential cul-de-sac within walking distance to excellent transport services and a highly sought after local school. The property itself stands in a slightly elevated position with an open driveway frontage that provides off road parking leading onto a spacious internal garage. To the rear of the property there is a generous landscaped rear garden which is all low maintenance with tiered pebbled borders, patio sitting areas and garden shed that will be included within the sale. The property also benefits from solar panels that are owned and will be passed onto the current purchaser on completion.

ENTRANCE HALL

w: 4.34m x l: 1.93m (w: 14' 3" x l: 6' 4")

A fitting and pleasant entrance to the property with a radiator, ceiling light point and stairs rising to the first floor landing.

DOWNSTAIRS WC

w: 1.63m x l: 0.84m (w: 5' 4" x l: 2' 9")

With a two piece suite comprising a low flush WC and a corner wash hand basin with high gloss storage cupboard, chrome heated towel rail, ceiling lighting and an obscure double glazed window to the front elevation.

OPEN PLAN LOUNGE & DINING

w: 7.21m x l: 3.1m (w: 23' 8" x l: 10' 2")

An open and spacious lounge & dining room which are seamlessly joined yet offers two perfect areas within this fabulous 23ft reception room. There are two radiators, two ceiling light points, double glazed window to the front elevation and patio door opening into the:

STUDY

w: 2.62m x l: 2.18m (w: 8' 7" x l: 7' 2")

A handy versatile room currently in use as a home office with a radiator, ceiling light point and double glazed windows and patio door providing access onto the rear elevation.

KITCHEN

w: 3.58m x l: 2.49m (w: 11' 9" x l: 8' 2")

A modern yet timeless kitchen, fitted with a stylish range of high gloss cream wall cupboards, base units and drawers with wood effect working surfaces over. Inset sink with drainer and mixer tap, integrated oven, four ring gas hob with wall mounted extractor fan. There is also space for a fridge/freezer, chrome heated towel radiator, tiled splashbacks, double glazed window and a double glazed UPVC door opening into the:

UTILITY

w: 2.49m x l: 2.31m (w: 8' 2" x l: 7' 7")

A well placed utility with fitted base units with working surfaces over. Inset sink with drainer. There is plumbing for a washing machine, radiator, lighting, internal door into the garage and external double glazed door onto the rear garden.

FIRST FLOOR LANDING

w: 2.57m x l: 1.98m (w: 8' 5" x l: 6' 6")

With ceiling light point and a double glazed window to the side elevation.

BEDROOM ONE

w: 3.76m x l: 2.92m (w: 12' 4" x l: 9' 7")

A spacious double bedroom with a fitted wardrobe with inset hanging rails and shelving. With a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM TWO

w: 3.43m x l: 3.12m (w: 11' 3" x l: 10' 3")

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

BEDROOM THREE

w: 2.79m x l: 2.18m (w: 9' 2" x l: 7' 2")

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

FAMILY BATHROOM

w: 2.44m x l: 1.65m (w: 8' x l: 5' 5")

A beautifully finished and recently upgraded bathroom which has stylish contemporary aqua board panelled walls, large walk in shower with internally plumbed chrome shower, wash hand basin with chrome mixer tap and storage drawers beneath and a low flush WC. There is a graphite grey heated towel radiator, ceiling light point and a large obscure double glazed window to the rear elevation.

OUTSIDE

Externally, this property is situated in an excellent position in an equally impressive location being situated on a quiet residential cul-de-sac within walking distance to excellent transport services and a highly sought after local school. The property itself stands in a slightly elevated position with an open driveway frontage that provides off road parking leading onto a spacious internal garage. To the rear of the property there is a generous landscaped rear garden which is all low maintenance with tiered pebbled borders, patio sitting areas and garden shed that will be included within the sale. The property also benefits from solar panels that are owned and will be past onto the current purchaser on completion of property which is a positive with the ever growing utility bills with these helping to keep them energy costs as low as possible.

GARAGE

w: 5.49m x l: 2.46m (w: 18' x l: 8' 1")

With up and over door, power, lighting and an internal door opening into the utility room.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by 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.

















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