



**30 Covert Close, Hucknall, Nottingham,  
Nottinghamshire NG15 7RH**

**Offers Over £190,000**

Tel: 0115 9680268



- Semi Detached House
- Convenient Location
- Private Landscaped Garden
- Off Road Parking
- Modern & Well Presented
- Contemporary Kitchen
- Quiet Cul-De-Sac
- No Upward Chain

A magnificent, sleek & stylish step onto the property market. This wonderful example of modern living has been fully modernised internally and externally with a stunning modern open plan living kitchen which has been perfectly worked for the space on offer, external landscaping and has also benefitted from new external windows and doors. This property also boasts an incredibly convenient location but also the perfect balance of a quiet residential feel due to its quiet cul-de-sac positioning.

The internal accommodation has been worked perfectly with the changes the current owners have made by creating an extremely spacious yet cosy open plan living space with a clearly defined and well worked sleek and stylish kitchen and a naturally light living area with a further open plan access into the former garage space. To the first floor landing there are two bedrooms including a generous double bedroom and a neutral well presented family bathroom.

Externally, the property itself stands in an excellent quiet position toward the end of the cul-de-sac. There is off road parking for two cars a large gated entrance onto the private rear garden which has been extremely well landscaped with a slightly raised grey Indian sandstone patio, well kept lawn and is all securely enclosed by boundary fences to all sides.

### **OPEN PLAN LIVING**

w: 6.83m x l: 3.84m (w: 22' 5" x l: 12' 7")

A generous and naturally light open plan living area which has been opened perfectly to create a truly inviting spacious yet cosy space which has a clearly defined modern kitchen and living area with double glazed French doors onto the rear garden and an open plan access into a further room in the former garage space.

### **KITCHEN AREA**

w: 3.81m x l: 2.31m (w: 12' 6" x l: 7' 7")

A beautifully finished modern kitchen with a sleek & stylish range of wall cupboards, base units and drawers with working surfaces over. Inset composite sink with drainer and mixer tap, integrated oven, four ring gas hob with wall mounted extractor fan. There is also an integrated fridge, plumbing for a washing machine. There is also a radiator, ceiling light point, double glazed window and composite door to the front elevation and open plan access straight into the:

### **LIVING AREA**

w: 4.39m x l: 3.84m (w: 14' 5" x l: 12' 7")

A naturally light, spacious open plan space with a radiator, ceiling spotlights, double glazed French doors opening into the rear garden and open plan access into the:

### **PLAYROOM**

w: 4.5m x l: 2.03m (w: 14' 9" x l: 6' 8")

Formally the garage with double glazed windows, radiator and ceiling light point giving this home even more flexible and highly useable space.

### **FIRST FLOOR LANDING**

With a ceiling light point.

### **BEDROOM ONE**

w: 4.09m x l: 2.87m (w: 13' 5" x l: 9' 5")

A spacious double bedroom with internally built wardrobes with hanging rails and shelving and also a internally built additional storage room. There are also ceiling spotlights, radiator and a double glazed window to the front elevation.

### **BEDROOM TWO**

w: 2.62m x l: 1.96m (w: 8' 7" x l: 6' 5")

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

**BATHROOM**

w: 1.73m x l: 1.73m (w: 5' 8" x l: 5' 8")

A neutral and well presented bathroom with a three piece suite comprising a panelled bath with internally plumbed shower over, wash hand basin with chrome mixer tap and high gloss storage unit beneath and a low flush WC. There is also a chrome heated towel radiator, ceiling spotlights, wall mounted mirror with LED lighting and an obscure double glazed window to the rear elevation.

**OUTSIDE**

Externally, the property itself stands in an excellent quiet position toward the end of the cul-de-sac. There is off road parking for two cars a large gated entrance onto the private rear garden which has been extremely well landscaped with a slightly raised grey Indian sandstone patio, well kept lawn and is all securely enclosed by boundary fences to all sides.

**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. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

**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**

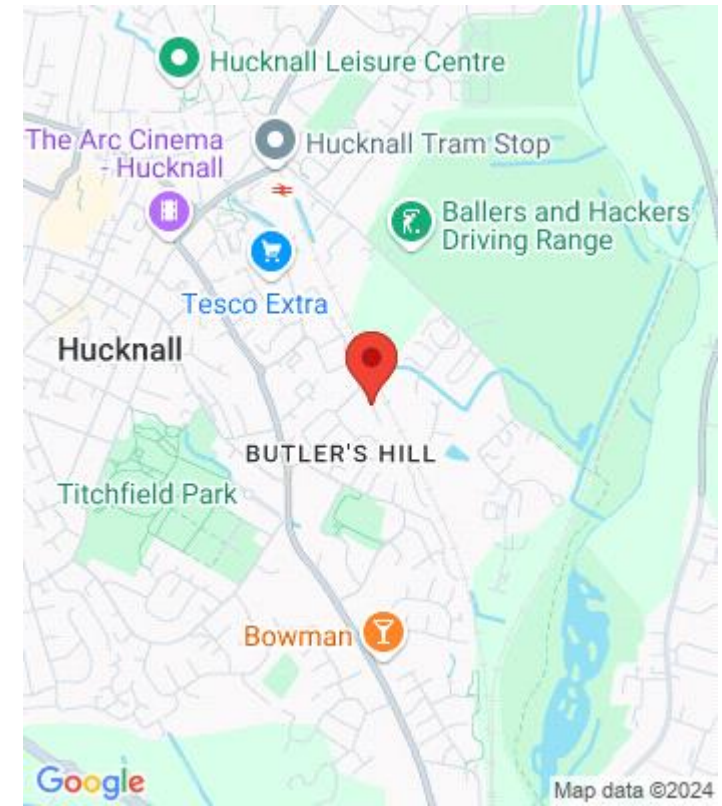
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Viewing by appointment only  
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