



**2 Holbeck Road, Hucknall, Nottingham,
Nottinghamshire NG15 7SR**

£230,000

Tel: 0115 9680268



- Extremely Popular Location
- Large Rear Garden
- Viewing Essential To Appreciate
- Three Bedrooms
- Driveway & Garage
- Spacious Semi Detached

A beautifully finished home, in an extremely popular location. This three-bedroom modern semi detached possess a sleek and stylish open plan living space with a timeless easy on the eye dining kitchen and neutral décor throughout and plenty of space both inside and out which is a particular bonus for home of this age. This property is both suitable for a wide variety of buyers from those first time buyers that want a stylish step on the property market, young families and equally also for investors due to the properties size and excellent locational placement.

The accommodation comprises an open entrance hallway that runs directly into a spacious living room with open plan access into a generous dining kitchen fitted with a stylish range of units and stacked with integrated appliances. Which gives a modern open plan feel but also still the needed separation between the two. To the first-floor landing there are three bedrooms, including two doubles and a well-appointed neutral fully tiled bathroom.

Externally, the property stands on a quiet residential cul-de-sac of Holbeck Road and enjoys one of the largest plots available on the road with a generous tandem driveway providing off road parking for a couple of vehicles, front lawn and a well-proportioned garage. To the rear of the property there is a particularly impressive and large rear garden having an initial raised decked sitting area, patio sitting at both ends of the garden and is all securely enclosed by fenced and higher hedged boundaries which help create a perfect external space especially for those who entertain.

ENTRANCE HALL

w: 2.24m x l: 1.37m (w: 7' 4" x l: 4' 6")

With ceiling lighting, radiator, composite door, internal door into the living room and stairs rising to the first floor landing.

LIVING ROOM

w: 4.7m x l: 3.28m (w: 15' 5" x l: 10' 9")

A generous living room with ceiling spotlights, radiator, double glazed window to the front elevation and open plan access opening into the dining kitchen.

KITCHEN DINER

w: 4.32m x l: 2.69m (w: 14' 2" x l: 8' 10")

A modern, sleek & stylish kitchen with a range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and matte black mixer tap. Integrated oven, four ring hob with internal concealed extractor hood over. Integrated fridge/freezer, dishwasher and washing machine. There are ceiling spotlights, radiator, double glazed window and French doors opening onto the large rear garden.

FIRST FLOOR LANDING

w: 2.9m x l: 1.85m (w: 9' 6" x l: 6' 1")

With a double glazed window to the side elevation, ceiling lighting and loft hatch.

BEDROOM ONE

w: 3.73m x l: 2.39m (w: 12' 3" x l: 7' 10")

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

BEDROOM TWO

w: 3.61m x l: 2.39m (w: 11' 10" x l: 7' 10")

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

BEDROOM THREE

w: 2.72m x l: 2.08m (w: 8' 11" x l: 6' 10")

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

BATHROOM

w: 1.83m x l: 1.68m (w: 6' x l: 5' 6")

A fully tiled modern bathroom with a three piece suite comprising a panelled bath with wall mounted shower, vanity unit wash hand basin with internal storage and low flush WC with concealed cistern. There is a radiator, ceiling spotlights, extractor fan and an obscure double glazed window to the rear elevation.

OUTSIDE

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GARAGE

With electric garage door, internal power and lighting and also a double glazed door to the rear offering secure access from the front to the rear of the property.

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

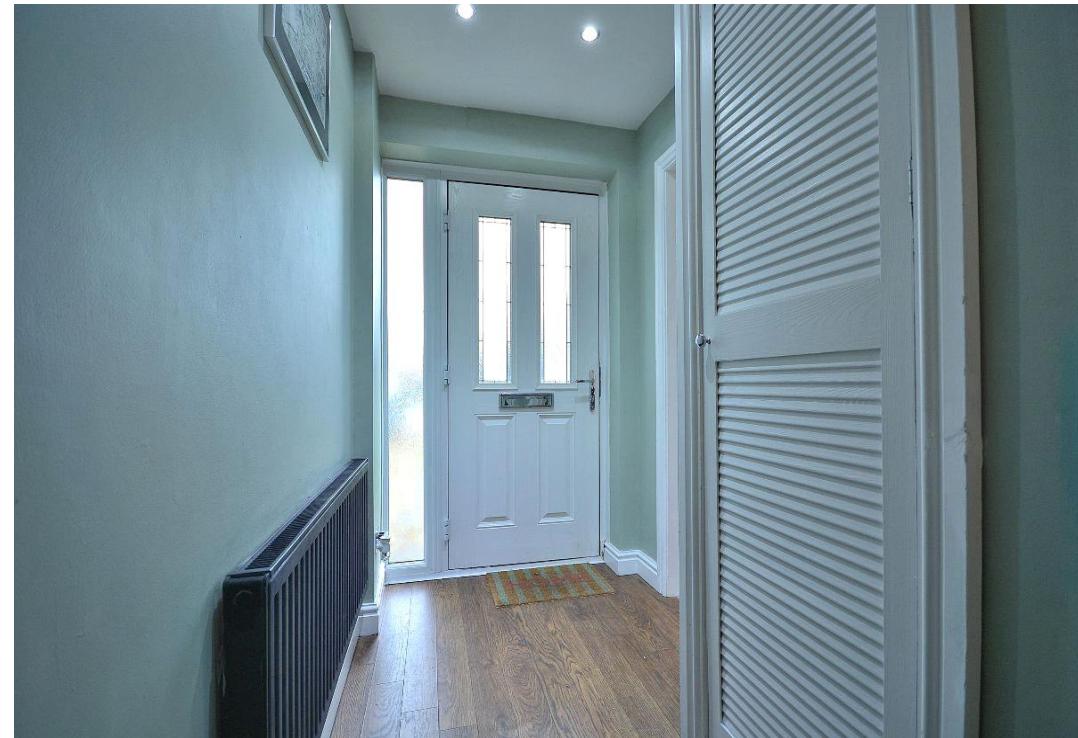
The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

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

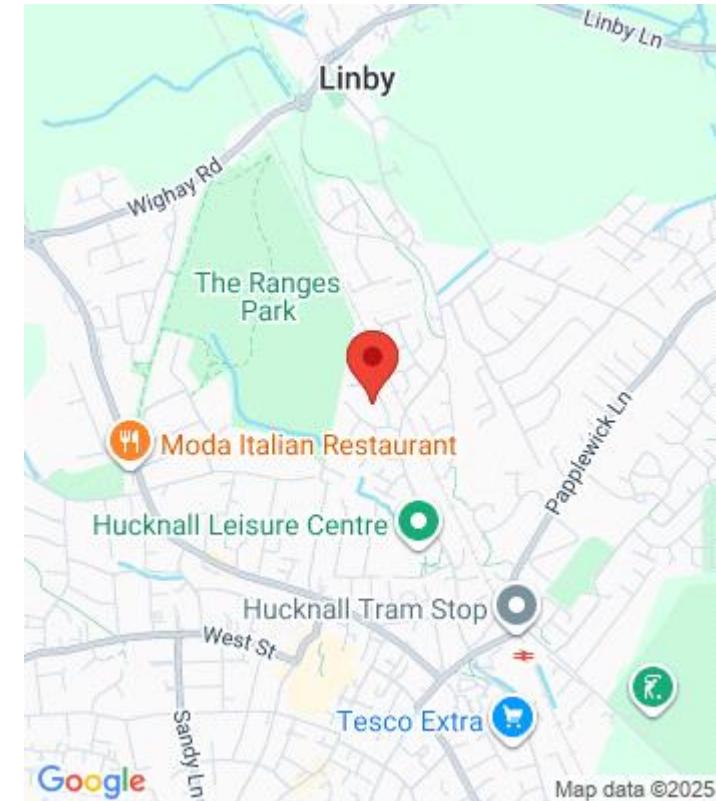
No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status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











Map data ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		87
(81-91)	B		68
(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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