

106 Shortwood Avenue, Hucknall, Nottingham, Nottinghamshire NG15 6DB

£230,000

Tel: 0115 9680268

- Semi Detached House
- Two Reception Rooms
- Viewing Highly Recommended
- Deceptively Spacious Throughout
- Open Field Views
- Extremely Generous Plot

We are delighted to offer to the market this extremely well positioned three bedroom, semi detached house with plenty of space on offer and unlimited potential to match. This wonderful family homes placement is one of the most endearing features as benefits from a generous plot with an ultra private rear garden benefiting from the added bonus of a wonderful open field backdrop setting this home apart from many of its competitors.

The accommodation comprises an entrance hall, separate naturally light lounge, open plan dining kitchen with breakfast bar area, living/dining area and a fitted kitchen with plenty of storage. To the first floor landing there are three bedrooms including two doubles and a shower room.

Externally, the property stands proudly in a slightly elevated position away from the residential road itself with a driveway, front garden which is laid to lawn and an attached garage. To the rear of the property there is an extremely generous garden with patio area, central steps rising to the lawned area with low level hedged rear boundary which allows the stunning view of the open field backdrop to make you feel like your garden stretches far into the distance creating a wonderful ultra private feel.

ENTRANCE HALL
With a radiator, ceiling light point and stairs rising to the first floor landing.

LIVING ROOM
w: 4.39m x l: 3.2m (w: 14' 5" x l: 10' 6")
A generous and naturally light living room with a central fireplace, radiator, ceiling lighting and a double glazed window to the front elevation.

OPEN PLAN DINING KITCHEN
A generous open plan dining kitchen which is split perfectly into two separate clearly defined areas offering the modern layout any family would need making this room the heart of the home.

KITCHEN AREA
w: 2.69m x l: 2.31m (w: 8' 10" x l: 7' 7")
A fully fitted kitchen with a range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap. Integrated oven. There is also fridge/freezer, plumbing for a washing machine, double glazed window to the rear elevation and a side access door opening onto the rear garden.

DINING AREA
w: 5.11m x l: 2.69m (w: 16' 9" x l: 8' 10")
A wonderful naturally light dining/living area which is a perfect sun trap and lets a wonderful amount of natural light to pour into the property. There is ceiling lighting, radiator and double glazed patio doors opening into the wonderful rear garden.

FIRST FLOOR LANDING
With a ceiling lighting and a double glazed window to the side elevation.

BEDROOM ONE
w: 3.2m x l: 3.2m (w: 10' 6" x l: 10' 6")
A double bedroom with a radiator, ceiling lighting and a double glazed window to the front elevation.

BEDROOM TWO
w: 3.2m x l: 2.69m (w: 10' 6" x l: 8' 10")
A second double bedroom with a wonderful view over the open field backdrop with a radiator, ceiling lighting and a double glazed window to the rear elevation.

BEDROOM THREE
w: 2.01m x l: 2.01m (w: 6' 7" x l: 6' 7")

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

SHOWER ROOM
w: 2.49m x l: 1.7m (w: 8' 2" x l: 5' 7")
With a three piece suite comprising a double walk in shower, wash hand basin with chrome mixer tap and a low flush WC. There is a radiator, ceiling lighting and an obscure double glazed window to the rear elevation.

OUTSIDE
Externally, the property stands proudly in a slightly elevated position away from the residential road itself with a driveway, front garden which is laid to lawn and an attached garage. To the rear of the property there is an extremely generous garden with patio area, central steps rising to the lawned area with low level hedged rear boundary which allows the stunning view of the open field backdrop to make you feel like your garden stretches far into the distance creating a wonderful ultra private feel.

GARAGE
w: 4.39m x l: 2.31m (w: 14' 5" x l: 7' 7")
With up and over door.

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.




























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