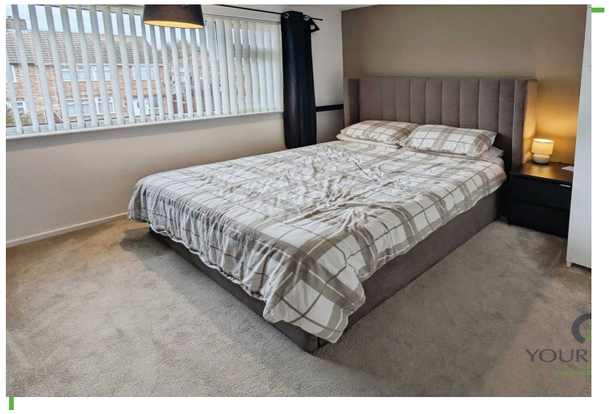
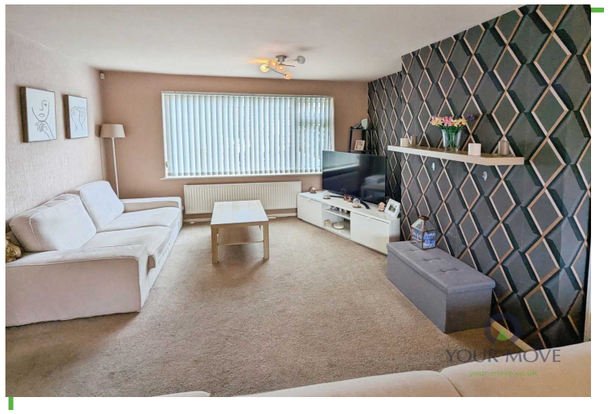




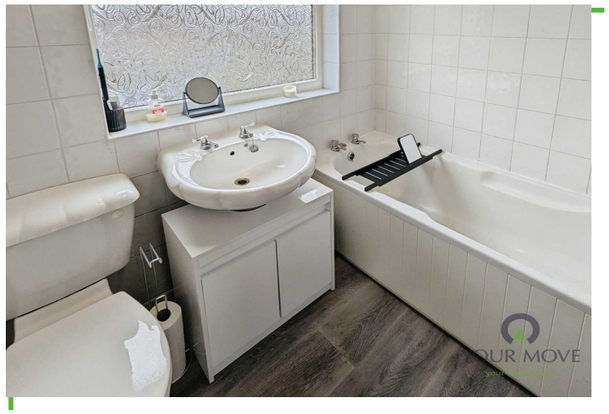












Royce Avenue, Hucknall,
Nottingham, Nottinghamshire,
NG15

Asking Price: £230,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Royce Avenue, Hucknall, Nottingham, Nottinghamshire, NG15

Asking Price: £230,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: D
Local Authority: Ashfield District Council

Other important information which you will need to know about this property can be found at your-move.co.uk

Your Move are Delighted to offer this three-bedroom semi-detached house in Hucknall offering a modern kitchen, spacious lounge-diner, low-maintenance garden with decking, driveway and garage, all within easy reach of local amenities, schools and Hucknall station.

Description
Offering a well presented three bedroom semidetached house in Hucknall, offering a practical layout and low maintenance outdoor space, ideal for family living.

The ground floor opens to an entrance hall leading to a modern fitted kitchen with white gloss units, integrated oven and hob, tiled splashbacks and generous worktop space. A door gives direct access to the attached garage, which benefits from a remote controlled roller door and rear access to the garden. A lounge through dining room provides a comfortable living area with space for a dining table, neutral carpeting and French doors opening to the rear garden.

Upstairs are three bedrooms: two doubles and a further single, currently arranged to provide flexible use such as a study or dressing room. The family bathroom includes a white suite with shower over bath, wash basin and WC.

Outside, the enclosed rear garden features a large decked entertaining area and Astro Turf lawn, creating an attractive setting that is straightforward to maintain. To the front there is a driveway providing off street parking and access to the garage with Electric Car Charging Unit.

Hucknall town centre is within easy reach, offering supermarkets, cafés and everyday amenities, while nearby Titchfield Park provides green space, play areas and riverside walks. Hucknall station (tram and rail) offers regular services into Nottingham, with tram journeys to the city centre typically around 25–30 minutes and rail links towards Mansfield and beyond. The area is also well served by local primary and secondary schools, making this a convenient family base.

Entrance Hall
Having a modern composite door to the front elevation & stairs off.

Lounge Dining Room
11'10" x 20'8" (3.6m x 6.3m)
A spacious room with a upvc double glazed window to the front elevation & French doors to the rear leading to the garden.

Kitchen
9'10" x 8'6" (3m x 2.6m)
Fitted with a modern range of wall & base units with work surfaces over incorporating a ceramic hob with electric oven below & extractor. Tiled flooring, a upvc double glazed window to the rear elevation, a handy under stairs pantry & access to the attached garage.

Garage
7'7" x 20'9" (2.3m x 6.32m)
A good sized garage with rear access to the garden & a remote roller door to the front, power & light.

First Floor Landing
Offering a upvc double glazed window to the side elevation.

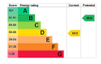
Bedroom 1
11'10" x 11'2" (3.6m x 3.4m)
A double room with a upvc double glazed window to the front elevation.

Bedroom 2
11'6" x 9'2" (3.5m x 2.8m)
Another double room with a upvc double glazed window to the rear elevation & laminate flooring.

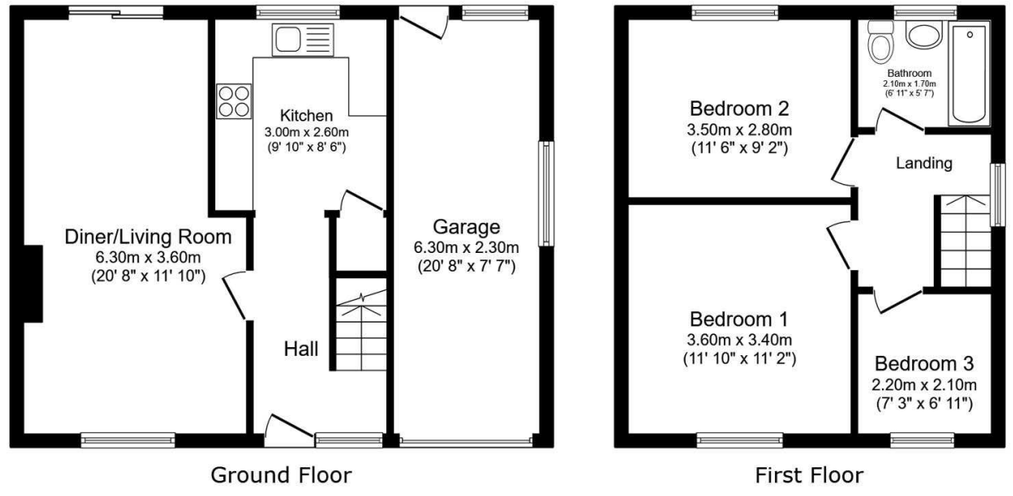
Bedroom 3
7'6" x 6'10" (2.29m x 2.08m)
A single bedroom with a upvc double glazed window to the front elevation & laminate flooring.

Family Bathroom
5'7" x 6'11" (1.7m x 2.1m)
Offering a white suite comprising of a panelled bath with shower over, low flush W.C, wash hand basin, part tiled walls & a upvc double glazed window to the rear elevation.

Rear Garden
The enclosed rear garden has been designed for easy maintenance with a feature large decked area with the remainder having Astro Turf, established plants & fence surround.


For full EPC please contact the branch.

Frontage
To the front of this home you will find a driveway leading to the attached garage, a garden laid to lawn & fence boundary.



Total floor area: 86.9 sq.m. (936 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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