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FOR SALE

£280,000

57 Hodding Road, Hodthorpe, Nottinghamshire. S80 4WE



Viewing is highly recommended to fully appreciate the accommodation on offer in this well presented and decorated four bedroom detached family home that has gas central heating and uPVC double glazed windows. With accommodation over three floors and being set within a sought after area, in brief comprises of; entrance hallway, W.C, lounge, well fitted dining kitchen with modern units and integrated appliances. On the first floor, landing, bedroom one with an ensuite, bedroom two and family bathroom. On the second floor; landing, bedrooms three and four and shower room. Outside; enclosed garden to the side, driveway with parking for two vehicles. There is also additional parking to the front of the property if requires. Viewing Advised.

Ground Floor

Entrance Hallway

With entrance door, tiled floor, storage, central heating radiator.

W.C

With a low flush w.c, wash hand basin, front facing window, central heating radiator.

Lounge 4.92m x 3.08m (16' 2" x 10' 1")

With a side facing bay window, front facing window, central heating radiator.

Dining Kitchen 4.93m x 3.06m (16' 2" x 10' 0")

Excellent range of fitted wall and base units, worksurfaces, gas hob with electric oven and extractor, sink unit with mixer tap. integrated dishwasher and washing machine, fridge freezer space, front and side facing windows, side facing French doors to the garden, central heating radiator.

First Floor

Landing

With a storage cupboard, stairs to the second floor, central heating radiator.

Bedroom One 3.46m x 3.03m (11' 4" x 9' 11")

With a front facing window, central heating radiator.

Ensuite

With a double shower cubicle and mains shower unit, wash hand basin, low flush w.c, rear facing window, tiling, central heating radiator.

Bedroom Two 4.75m x 3.12m (15' 7" x 10' 3")

With front and side facing windows, central heating radiator.

Bathroom

With a panelled bath, wash hand basin, low flush w.c, extractor, front facing window, tiling, central heating radiator.

Second Floor

Bedroom Three 4.35m x 3.02m (14' 3" x 9' 11")

With a front facing dormer window, central heating radiator.

Bedroom Four 4.13m x 3.08m (13' 7" x 10' 1")

With a front facing dormer window and side facing window, central heating radiator.

Shower Room

With a shower cubicle and mains shower unit, wash hand basin, low flush w.c., tiling, central heating radiator.

Outside

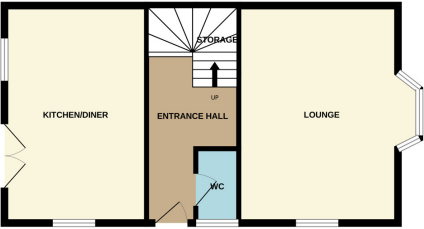
Side Garden

Enclosed garden with artificial lawn and patio.

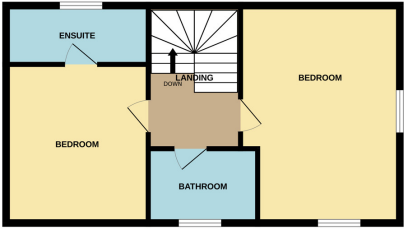




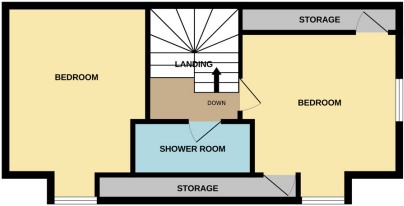
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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