

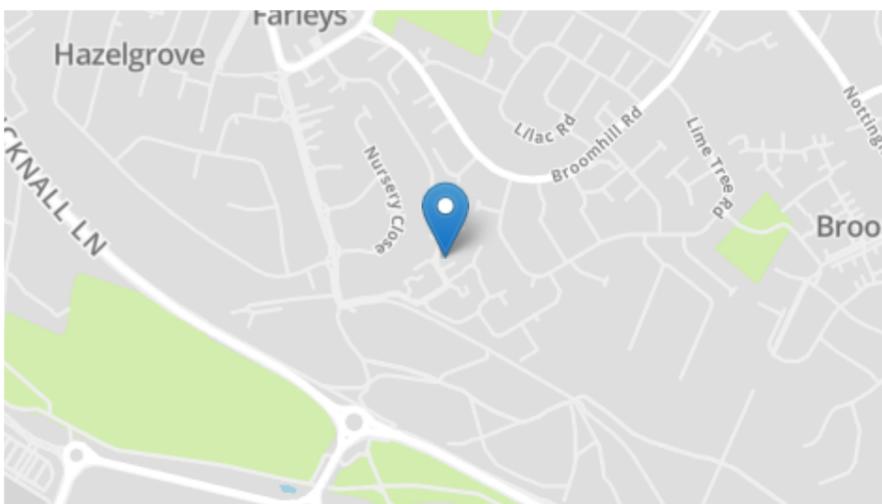
Betts Avenue, Hucknall, NG15 6UP

Offers Over £260,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 30058059

- 3 Storey Mid Town House
- 4 Bedrooms
- 2 Reception Rooms
- En Suite & Family Bathroom
- Downstairs WC
- West Facing Rear Garden
- Off Road Parking & Garage
- Cul De Sac Location
- Short Drive To Hucknall Town Centre
- No Upward Chain

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
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*** ALL 'BETTS' ARE OFF, YOU'VE FOUND WHAT YOU'VE BEEN SEARCHING FOR *** Located on this popular modern development in Hucknall, and brought to the market with no upward chain, a well presented four bedroom, three storey town-house. Features include two/three reception rooms, a downstairs WC, en-suite to primary bedroom, allocated parking, and a private west-facing rear garden. Briefly comprising; entrance hallway, downstairs WC, office, kitchen/lounge/diner. To the first floor, double bedroom, lounge, and bathroom, and to the second floor, a further three bedrooms, primary with en-suite. Outside, to the rear of the property is a single garage with parking, and the rear garden is a privately enclosed west-facing garden, perfect for summer entertaining. Located in Hucknall, nearby amenities include a range of shops, a supermarket, tram links, and excellent access to Nottingham and the surrounding towns and villages, along with favoured schools. Contact Watsons to arrange a viewing.

Ground Floor

Storm Porch

UPVC double glazed door to the entrance hall.

Entrance Hall

Stairs to the first floor, radiator and doors to the office, WC and lounge/kitchen diner.

Office

3.21m x 2.35m (10' 6" x 7' 9") UPVC double glazed window to the front and radiator.

WC

WC, pedestal sink unit, wood effect laminate flooring and radiator.

Lounge/Kitchen Diner

5.25m x 4.5m (17' 3" x 14' 9") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine & tumble dryer. Radiator and tiled flooring. UPVC double glazed windows to the rear & side, velux window and French doors to the rear garden.

First Floor

Landing

Doors to the lounge, bedroom 2 & bathroom. Stairs to the second floor.

Lounge

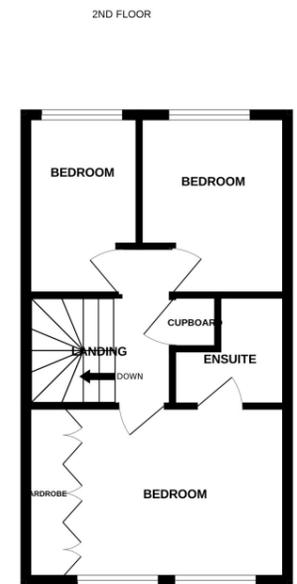
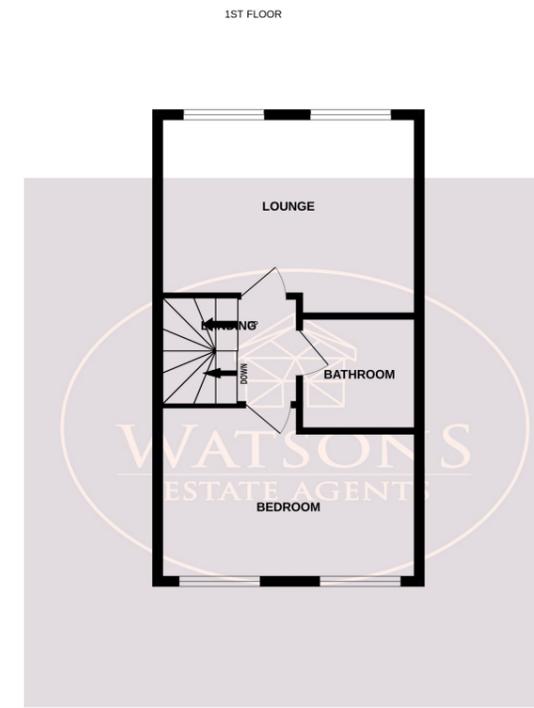
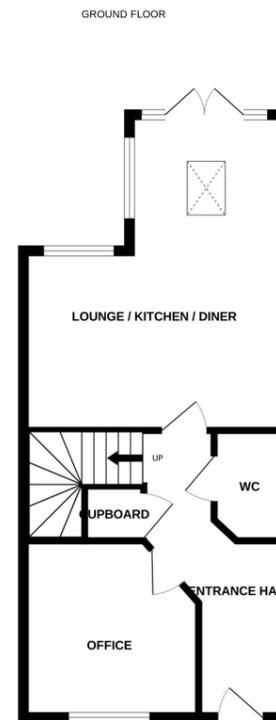
3.75m x 3.09m (12' 4" x 10' 2") 2 uPVC double glazed windows to the rear and radiator.

Bedroom 2

4.45m x 3.4m (14' 7" x 11' 2") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Radiator.



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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Second Floor

Landing

Doors to the primary bedroom and bedrooms 3 & 4.

Primary Bedroom

4.04m x 3.05m (13' 3" x 10' 0") 2 uPVC double glazed windows to the front, fitted wall to wall, floor to ceiling wardrobes and radiator. Door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and corner shower. Radiator and wood effect laminate flooring.

Bedroom 3

3.2m x 2.48m (10' 6" x 8' 2") UPVC double glazed window to the rear and radiator.

Bedroom 4

3.13m x 1.88m (10' 3" x 6' 2") UPVC double glazed window to the rear and radiator.

Outside

To the front of the property is a small flower bed with a range of plants & shrubs. The West facing rear garden comprises a timber decking seating area with steps down to a turfed lawn and flower bed borders with a range of plants & shrubs. The garden is enclosed by timber fencing to the perimeter. To the rear of the property is a single garage with up and over door and parking in front of the garage.

Agents Note

The seller has provided us with the following information: the boiler is located in the kitchen and is 10 years old. It was last serviced in 2025.