



## 1 Heckington Drive, Nottingham, NG8 1LF

Asking Price £425,000

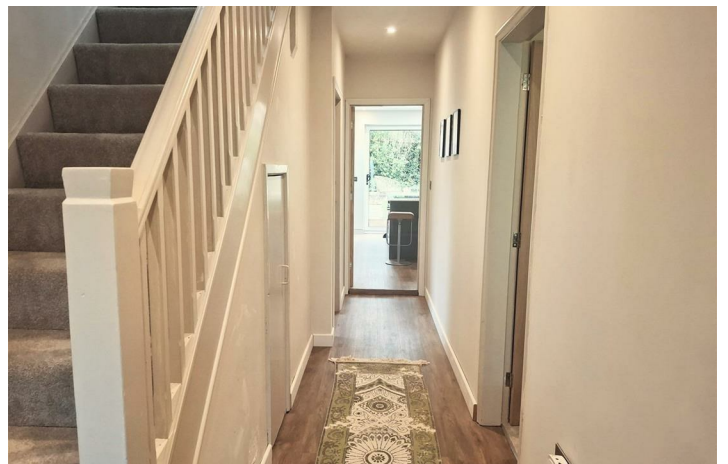
- Three bedroom detached family home
- Driveway and landscaped garden
- Open plan kitchen/ living/ dining
- No Upward Chain
- Extended & fully refurbished
- 5 mins walk to Wollaton park
- Large garage

# 1 Heckington Drive, Nottingham NG8 1LF

A perfect family home, turn key ready. Detached 3 bed home having recently undergone full refurbishment completed to a high specification. Situated on a quiet cul-de-sac offering perfect suburban living, with an abundance of local amenities and Wollaton park on your doorstep. Extended to offer contemporary open plan living to fit seamlessly into modern day life.



Council Tax Band: C



## Description

To the front of the property is a gravel driveway with parking for up to 2 cars, along with a block paved pathway leading to the front door. On entering you are welcomed by a spacious hallway, leading firstly to the snug. A cosy separate living space well lit with a bay window and complete with fitted cupboards providing ample storage. Next is the utility room with an integrated washing machine, dryer and toilet with a hand basin. To the rear of the property is the large open plan kitchen living space, fitted with a modern kitchen, island and banquette seating; offering the full package for daily life and hosting alike. Adjoining the kitchen is the open plan secondary living space with an original fireplace. The garden is accessed via a large sliding door from the kitchen leading out to a well proportioned patio, lawned area and lounge area finished with bark chippings, ideal for children playing. Externally there is also a large detached garage and side access via a secure cedar clad gate.

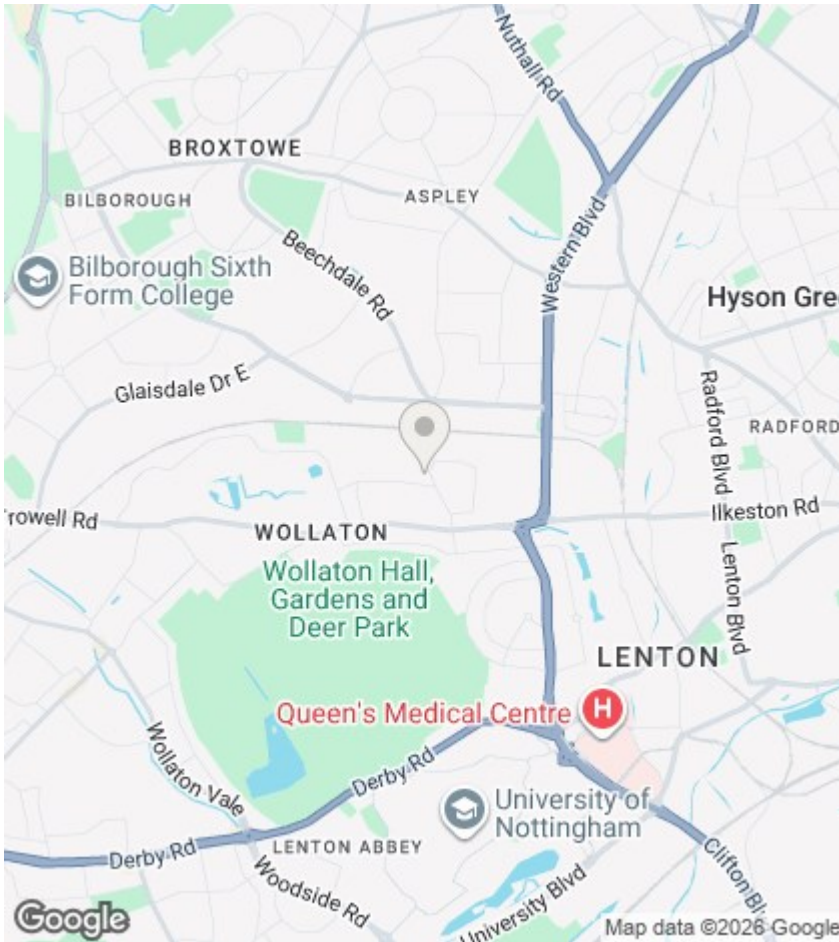
To the first floor the property boasts a luxury bathroom with an open walk-in shower, semi-freestanding bath and fitted toilet / sink unit. Two large double bedrooms, the front of which with a large bay window and a single bedroom. The landing is well lit with a large window at the top of the stairs.

Local amenities include the Wollaton pub & kitchen, Co-op, Bluecoat Wollaton Academy school, Middleton Primary school & Wollaton park all within walking distance. There are 2 bus routes within a short walk, one direct to the city centre and the other to both QMC and City hospitals. Perfect for professionals seeking easy access to the city.

Overall this is a rare opportunity to purchase a perfectly refurbished modern family home in a sought after location. Early viewing is highly recommended







## Directions

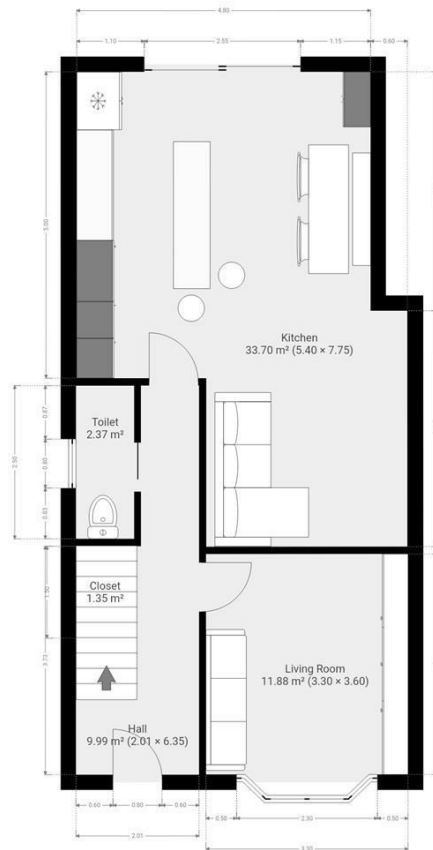
## Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

## EPC Rating:

E

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



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