



14 CHRISTCHURCH ROAD | HUCKNALL | NOTTINGHAM | NG15 6SA



HOME SWEET HOME!... Welcome to this charming three-bedroomed home located on Christchurch Road in the convenient area of Hucknall. With its well-maintained interior and exterior, this house is ready for you to move in and make it your own. One of the highlights of this property is the low-maintenance rear garden, providing a peaceful outdoor space to relax and unwind. Additionally, the driveway offers convenient parking for one vehicle, ensuring you never have to worry about finding a spot after a long day.

As you enter you will find the entrance hall which immediately leads into the cosy reception room. Just off from here you will find the kitchen/diner, fitted with a matching range of wall and base units. The kitchen is ideal for hosting family meals or entertaining guests, creating a warm and welcoming atmosphere.

The first floor hosts three well-proportioned bedrooms, and a modern bathroom, making it perfect for a first-time buyer or a young family looking to settle down.

Don't miss out on the opportunity to own this delightful home in a desirable location. Contact us today to arrange a viewing and start envisioning your future in this wonderful property!



Entrance Hall

With stairs rising to the first floor. Door provides access into;

Living Room

With a window to the front elevation, central heating radiator, and a wall-mounted electric fire. There is an opening into the kitchen/diner.

Kitchen/Diner

The kitchen is fitted with a matching range of wall and base units with sink and drainer set into work surface. Integrated appliances include an electric oven and gas hob with extractor fan over. There is space for a range of free-standing appliances. With ample space for a dining table and chairs, the kitchen is the heart of the home, and provides a space for entertaining family and friends. With a window to the rear elevation, central heating radiator and french patio doors which provide access onto the rear garden for convenience.

Landing

Doors provide access into;

Bedroom One

With a window to the rear elevation and a central heating radiator.

Bedroom Two

With a window to the front elevation and a central heating radiator.

Bedroom Three

With a window to the front elevation and a central heating radiator.

Bathroom

The bathroom is fitted with a three-piece suite in white comprising low level WC, pedestal hand wash basin and a panelled bath with shower over. With an opaque window to the rear elevation and a central heating radiator.

Outside

There is a driveway to the front which provides off-street parking. To the rear there is a low-maintenance garden, featuring a patio area with the rest being mainly laid to lawn. The garden overlooks greenery, providing a nice degree of privacy.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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

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