



Braunton Close
Hucknall Nottingham



Braunton Close Hucknall Nottingham NG15 6NX

for sale guide price
£299,000



Property Description

This extended five bedroom detached family home is positioned in a popular residential location and has easy access to local amenities M1 and Nottingham city centre. The property benefits from a fantastic living kitchen space with an inbuilt surround system perfect for entertaining and in brief comprises; entrance hallway, lounge, study/playroom, an open plan living kitchen/diner and to the first floor there are five bedrooms and a family bathroom. Outside there is a block paved driveway to the front and an enclosed rear garden. Viewings are strongly recommended on this property offered for sale with NO UPWARD CHAIN!

Entrance Hall

The property is entered via a UPVC door to the front elevation into a spacious hallway having tiled flooring, shoe cupboard, useful under stairs storage cupboard, wall mounted radiator, stairs off leading to the first floor and doors off leading to;

Lounge

13' 6" x 12' 7" max (4.11m x 3.84m max)
Having a UPVC double glazed window to the front elevation, gas fire place with a wooden surround, wall mounted radiator, laminate wood effect flooring, television point and double doors opening to the living kitchen.

Dining Area

27' 10" max x 8' 10" (8.48m max x 2.69m)
A fantastic space to entertain being open plan with the kitchen having two tall standing radiators, space for a fridge/freezer, under stairs storage, walk in pantry, tiled flooring, spot lighting to ceiling and an in built sound system.

Kitchen

27' 2" x 6' 9" max (8.28m x 2.06m max)
A well-appointed kitchen fitted with a matching range of wall and base units having work surface over incorporating a double stainless steel sink and drainer unit with boiling water mixer tap over. There is an integrated electric oven, four ring gas hob with a stainless steel

cooker hood over, integrated washing machine, dishwasher, fridge/freezer and microwave. There is a wall mounted tall standing radiator, tiled flooring and splash backs, in built sound system, spot lighting to ceiling, television point, UPVC double glazed window and French doors to the rear elevation, velux window to the side elevation and a door leading to the cloakroom.

Cloakroom

Fitted with a low level W.C, vanity wash hand basin with tiled splash backs, tiled flooring, wall mounted boiler, spot lighting to ceiling and an obscured UPVC double glazed window to the rear elevation.

Study/playroom

.11' 11" x 6' 11" (3.63m x 2.11m)
Having a UPVC double glazed window to the front elevation, laminate wood effect flooring, television point and a wall mounted radiator.

Landing

Having airing cupboard, loft access and doors off leading to;

Bedroom One

11' 1" to wardrobe door x 10' (3.38m to wardrobe door x 3.05m)
Benefitting from fitted wardrobes, wall mounted radiator, laminate wood effect flooring and a UPVC double glazed window to the front elevation.

Bedroom Two

11' 7" x 8' 9" (3.53m x 2.67m)
Having a UPVC double glazed window to the rear elevation overlooking the garden, built in bookcase, laminate wood effect flooring and a UPVC double glazed window to the rear elevation.

Bedroom Three

13' 8" max x 7' (4.17m max x 2.13m)
Having a UPVC double glazed window to the

front elevation, laminate wood effect flooring, a wardrobe the owner is prepared to leave and a wall mounted radiator.

Bedroom Four

8' 9" x 8' (2.67m x 2.44m)

Having a UPVC double glazed window to the front elevation, laminate wood effect flooring and a built in wardrobe.

Bedroom Five

7' 6" x 7' (2.29m x 2.13m)

7'6 x 7'0 - Having a UPVC double glazed window to the rear elevation, laminate wood effect flooring and a wall mounted radiator.

Bathroom

8' 7" x 5' 5" (2.62m x 1.65m)

A fitted four piece suite comprising; bath with mixer tap and shower over which is fed from the mains, vanity wash hand basin with mixer tap over, low level W.C, bidet, part tiled splash backs, wall mounted towel rail, spot lighting to ceiling and two UPVC double glazed windows to the rear elevation.

Outside

To the front of the property there is a blocked paved driveway providing ample off road parking. To the rear there is an enclosed garden with fenced boundaries, paved seating area with steps up to a lawned area, there is an outside tap, greenhouse and timber shed.







To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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