



Brickyard  
Hucknall NOTTINGHAM





## Property Description

A spacious mid terrace cottage style home, located off the beaten track with open field views to the front and rear.

Being deceptively spacious and comprising of entrance hallway, open plan lounge diner, kitchen and conservatory. on the first floor there are two bedrooms and bathroom with master bedroom being located on the second floor.

Viewing is essential to fully appreciate the size and location of home on offer.

## Entrance Hallway

Entered into via UPVC front door with laminate flooring, central heating radiator and stairs to the first floor.

## Lounge

11' 11" x 11' 6" ( 3.63m x 3.51m )

Having feature open fireplace, laminate flooring, central heating radiator and UPVC double glazed bay window to the front elevation.

## Dining Area

11' 11" x 11' 7" ( 3.63m x 3.53m )

Having feature fireplace with inset gas fire, central heating radiator, TV point, laminate flooring, UPVC double glazed window to the rear elevation and door into the kitchen.

## Kitchen

10' 8" x 9' 10" ( 3.25m x 3.00m )

Fitted with a range of wall, base and drawer units with complimentary work surfaces over, inset one and a half bowl sink and drainer with mixer tap, integrated fridge freezer, integrated dish washer and integrated microwave oven, range cooker with stainless steel chimney style extractor hood over, tiled flooring, space and plumbing for a washing machine, tiled splashbacks and doors leading through to the conservatory.

## Conservatory

15' x 9' 9" ( 4.57m x 2.97m )

Being UPVC and brick construction with UPVC double glazed windows to the side and rear elevations, UPVC double glazed French doors leading out to the side and rear, central heating radiator and wood effect flooring.

## First Floor Landing

Having built-in airing cupboard and further understairs storage cupboard with stairs leading to the second floor.

## Bedroom Two

12' 5" x 11' 1" ( 3.78m x 3.38m )

Having UPVC double glazed window to the rear elevation and central heating radiator.

## Bedroom Three

11' 2" x 10' 11" ( 3.40m x 3.33m )

Having built-in wardrobes/ storage, central heating radiator, TV point and UPVC double glazed window to the front elevation.

## Bathroom

Fitted with a four piece suite comprising of corner bath with telephone style mixer tap, shower cubicle with mains fed shower, vanity wash hand basin and low level W.C, built-in airing cupboard housing the central heating boiler, tiled splashbacks, recess spot lights, central heating radiator and UPVC double glazed obscured window to the rear elevation.

## Second Floor

### Bedroom One

15' 10" max part restricted height x 17' 1" max part restricted height ( 4.83m max part restricted height x 5.21m max part restricted height )

Having Velux windows to the front and rear elevations, central heating radiator, under eaves storage, wall lights and recessed spotlights

### Outside

To the front the property has a driveway providing off road parking with shared side access path leading to the rear garden.

To the rear the garden is mainly laid to lawn with paved patio area and fenced boundaries.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: D**

**Tenure: Freehold**

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