



Nottingham Road
Hucknall Nottingham



Nottingham Road Hucknall Nottingham NG15 7QN

for sale offers in excess of
£325,000



Property Description

Burchell Edwards are delighted to present this stone three bedroom character detached family home which offers charm and original features throughout! Ideally located close to local amenities.

The property briefly offers a lounge, sitting room, kitchen with a utility room and large conservatory. To the first floor there are two further double bedrooms, a family bathroom with separate shower and stand-alone bath, there is also a study with stair access to the second floor.

The second floor has the master bedroom which offers ample amounts of storage and en-suite.

This property must be viewed to fully appreciate the size and quality of home on offer - there is nothing else like it!

It is set back from the road providing a more private feel, there is ample gated parking and front lawn. To the rear there are multiple sheds, a large patio area and lawn.

Lounge

12' 1" x 12' (3.68m x 3.66m)

Accessed via front entrance door into the lounge area where there is a double glazed window to the front elevation, multi-fuel burner and radiator.

Second Reception Room

11' 5" x 12' (3.48m x 3.66m)

Having double glazed window to the front elevation, feature fireplace, beams and radiator.

Kitchen

11' 3" x 9' 1" (3.43m x 2.77m)

Having a range of wall and base units with complimentary work surface over, inset double Belfast sink unit, space and plumbing for washing machine, space for fridge freezer, tiled flooring, double glazed window to the side and rear elevations giving aspect into the conservatory, door leading into the conservatory.

Utility Room

8' 7" x 10' 3" (2.62m x 3.12m)

Having wall and base units with work surface over and French doors leading in to the conservatory.

Conservatory

12' 2" x 9' 5" (3.71m x 2.87m)

Being of brick and upvc construction and having French doors leading out to the rear garden and wood effect flooring.

First Floor Landing

Having access to the bedrooms, bathroom and second floor.

Bedroom Two

12' 7" x 12' 6" (3.84m x 3.81m)

Having double glazed window to the rear elevation, radiator and built in cupboard.

Bedroom Three

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

Having radiator and double glazed window to the rear elevation.

Bathroom

Fitted with a four piece suite comprising of a low level W.C, free-standing bath, corner shower cubicle and wash hand basin, tiled flooring, double glazed windows to the side and rear elevation and chrome heated towel rail.

Study Area

9' 8" x 8' 6" (2.95m x 2.59m)

Having a double glazed window to the front elevation, storage cupboard and stairs off to the second floor.

Master Bedroom

Having an opening to the en suite, built-in sliding door fronted wardrobes, radiator, loft hatch and window.

En Suite

Having low level W.C, wash hand basin with mixer tap, free-standing bath, tiled flooring, chrome heated towel rail and built-in storage cupboard.

Outside

To the front of the property is a block paved driveway providing ample off road parking, with generous lawn area and two shed to the side.

The enclosed rear garden is mainly laid to lawn with mature borders, a brick built shed, block paved patio area.

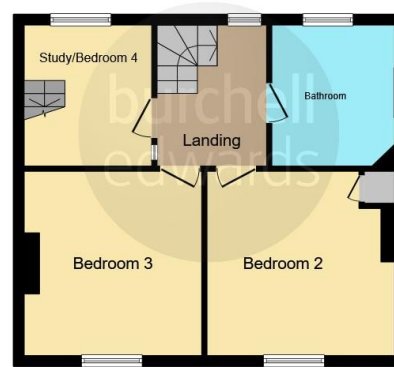




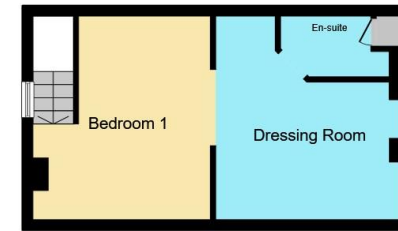




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: Awaited

Tenure: Freehold

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