



Falcon Way
Hucknall Nottingham





Property Description

PERFECT FAMILY HOME! Located in a sought after residential area this four bedroom detached home. Being deceptively spacious the property comprises of entrance hallway, cloaks/ WC, lounge, dining kitchen which has integrated appliances and utility room.

On the first floor there are four well proportioned bedrooms, the master having en-suite shower room plus family bathroom.

Outside there is a pretty planted foregarden, driveway providing off road parking and giving access to the detached garage. There is also an enclosed rear garden with water feature and patio area.

The property also benefits from CCTV and alarm

Viewing is essential to fully appreciate the size and quality of home on offer - Don't Miss Out!!!

Entrance Hallway

Accessed via composite door to the front leading into the hall with a storage cupboard, a radiator and telephone point.

Lounge

21' 1" x 11' 10" (6.43m x 3.61m)

This double aspect room has upvc double glazed windows to the front elevation and upvc bay window to the side elevation plus three radiators

Kitchen

21' x 15' 7" (6.40m x 4.75m)

Fitted with a range of wall and base units with work surfaces over, integrated electric double oven, five ring gas hob, space and plumbing for a dishwasher, window to the front elevation, French doors to the side elevation, island bar with additional storage and inset sink unit, tiled flooring and access to the utility room.

Utility Room

5' 8" x 6' 2" (1.73m x 1.88m)

Having door to the side elevation leading out to the driveway, boiler, plumbing for washing machine and tumble dryer, fitted units and understairs storage cupboard.

Downstairs W.C

Having vanity wash hand basin, tiled flooring and low level W.C.

First Floor Landing

Having loft access, central heating radiator, built in airing cupboard and doors off to:-

Bedroom One

Having built-in wardrobes, two radiators, dual aspect windows to the front and side elevation and access to the en suite.

En Suite

Having a heated towel rail, window to the side elevation, shower cubicle, tiled flooring, wash hand basin and low level W.C.

Bedroom Two

12' 1" x 12' 4" Max (3.68m x 3.76m Max)

Having window to the front elevation and a radiator.

Bedroom Three

6' 7" x 8' 7" (2.01m x 2.62m)

Having window to the front elevation, over stairs storage and a radiator.

Bedroom Four

10' 2" x 12' 1" Max (3.10m x 3.68m Max)
Having a radiator and built-in wardrobes.

Family Bathroom

Having a bath with mains fed shower over, window to the side elevation, tiled flooring, heated towel rail, vanity wash hand basin and low level W.C.

Outside

To the front of the property there is a planted foregarden with paved path and power point with driveway providing off road parking and access to the detached garage

The enclosed rear garden has a paved patio seating area, pond with water feature, plum tree, mature planted borders, garden shed, outdoor lighting and power point. There is also a side access gate leading to the front

Detached Garage

Having up and over door, power and light, roof storage and built in shelving





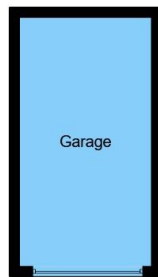
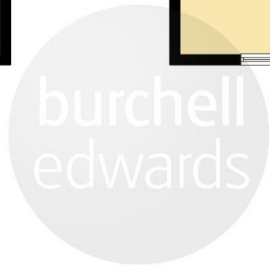




Ground Floor



First Floor



Garage

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

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Tenure: Freehold

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