



Auckland Road  
Hucknall Nottingham

burchell  
edwards



### Property Description

This well-presented three bedroom detached family home has been upgraded by the current owner and offers spacious living, having a fitted kitchen, open plan lounge diner, family bathroom and three bedrooms. To the exterior there is a driveway leading to garage, with fully enclosed rear garden with decking area and planted borders.

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

### Lounge/ Diner

13' 8" x 24' 3" ( 4.17m x 7.39m )

Having window to the front elevation, sliding doors to the rear elevation, gas fire and laminate flooring.

### Kitchen

7' 10" x 10' 8" ( 2.39m x 3.25m )

Having window to the rear elevation, door to the side elevation, electric hob with extractor over, electric oven, inset sink and a half, space and plumbing for dishwasher, space for fridge freezer and understairs storage.



## First Floor Landing

Having window to the side elevation.

## Bedroom One

10' 1" x 12' 5" ( 3.07m x 3.78m )

Having window to the rear elevation and a radiator.

## Bedroom Two

11' 3" x 9' 7" ( 3.43m x 2.92m )

Having a window to the front elevation and a radiator.

## Bedroom Three

.6' 10" x 8' 9" ( 2.08m x 2.67m )

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

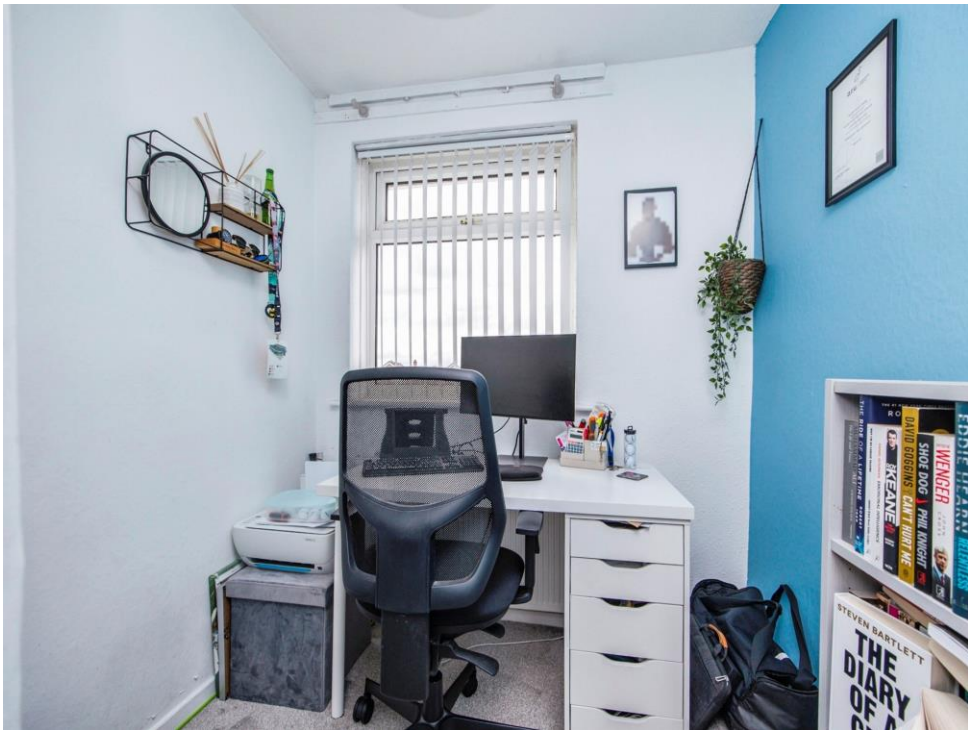
## Bathroom

Having a bath with electric shower over, pedestal wash hand basin, low level W.C, window to the rear elevation and a radiator.

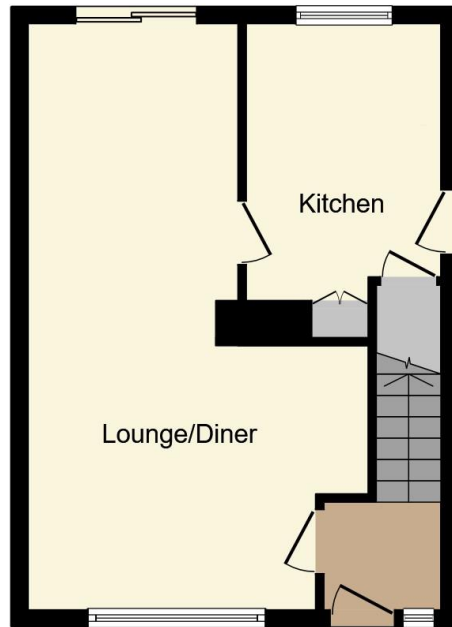
## Outside

To the rear the garden has a decked seating area and gated side access leading to the driveway and garage.

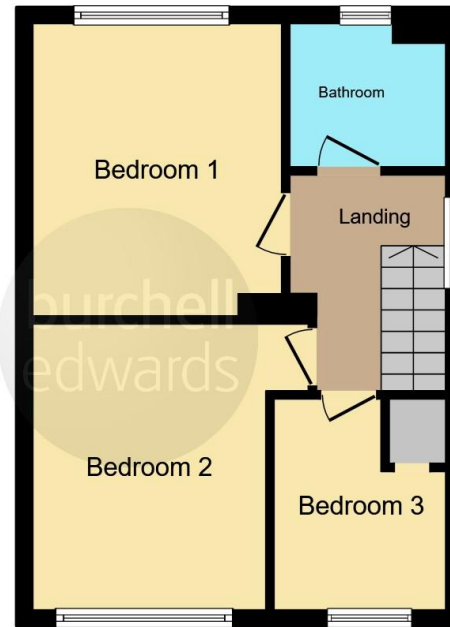




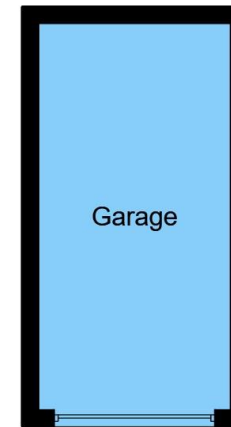




**Ground Floor**



**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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 0115 968 0528**  
**E [hucknall@burchelledwards.co.uk](mailto:hucknall@burchelledwards.co.uk)**

64 High Street Hucknall  
NOTTINGHAM NG15 7AX

**EPC Rating: Awaiting**

Tenure: Freehold

**check out more properties at [burchelledwards.co.uk](http://burchelledwards.co.uk)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HUK103858 - 0001