



Pinehurst Avenue  
Hucknall Nottingham

burchell  
edwards



### Property Description

A spacious family home located in a quiet cul de sac and having lots of off road parking, ideal for caravan or camper van. Being a much loved family home the property also offers, entrance hallway, lounge, spacious kitchen diner, utility room, downstairs WC, dining room, four bedrooms and shower room. There is also a pretty enclosed rear garden with sheds..

Viewing is essential to fully appreciate the quality of home on offer

### Entrance Hallway

Entered into via UPVC double glazed front door with central heating radiator, stairs to the first floor and door through to the lounge and dining room.

### Lounge

14' 2" Plus bay x 12' 9" ( 4.32m Plus bay x 3.89m )  
Having UPVC double glazed bay window to the front elevation, feature fireplace with wooden surround and marble effect back and hearth, central heating radiator, wall lights, TV point and door through to the kitchen.

### Kitchen

16' 2" x 10' 10" ( 4.93m x 3.30m )  
Fitted with a comprehensive range of wall, base and drawer units with solid wood work surface, inset one and a half bowl sink and drainer with mixer tap, integrated gas oven with gas hob and cooker hood over, space and plumbing for dishwasher, integrated freezer, recess spot lights, two central heating radiators, understairs pantry cupboard, laminate flooring, UPVC double glazed window to the rear elevation and UPVC double glazed French doors leading out to the rear garden.

### Utility Room

7' 11" Max x 10' 10" ( 2.41m Max x 3.30m )  
Having wall and base units with work surface over, inset stainless steel sink and drainer with mixer tap, tiled splashbacks, tiled flooring, space and plumbing for washing machine and space for tumble dryer, loft hatch, recess spot lights, UPVC double glazed door leading out to the rear garden and central heating radiator.

### Cloakroom

Having low level W.C, vanity wash hand basin, tiled flooring, central heating radiator, spot lights and UPVC double glazed obscured window to the rear.

### Dining Room

.16' x 7' 11" ( 4.88m x 2.41m )  
Having built-in storage cupboard housing the central heating boiler with matching shelving, laminate flooring, central heating radiator and UPVC double glazed window to the front elevation.

### First Floor Landing

Having built-in storage cupboard, loft hatch with pull down ladder and access to bedrooms.

### Bedroom One

12' 11" Max x 14' 1" Max ( 3.94m Max x 4.29m Max )  
Having a built-in wardrobe with mirror doors, central heating radiator, two UPVC double glazed windows to the front.

### Bedroom Two

11' 2" To wardrobe front x 7' 11" ( 3.40m To wardrobe front x 2.41m )  
Having UPVC double glazed window to the front elevation and central heating radiator.

### Bedroom Three

9' 3" x 8' 11" ( 2.82m x 2.72m )  
Having UPVC double glazed window to the rear and central heating radiator.

### Bedroom Four

6' 8" x 9' 1" ( 2.03m x 2.77m )  
Having central heating radiator and UPVC double glazed window to the rear.

### Shower Room

Comprising of a double shower cubicle with mains fed shower, low level W.C and vanity wash hand basin, tiled flooring, tiled walls, central heating radiator, recess spot lights, extractor fan and UPVC double glazed obscured window to the side elevation.

### Outside

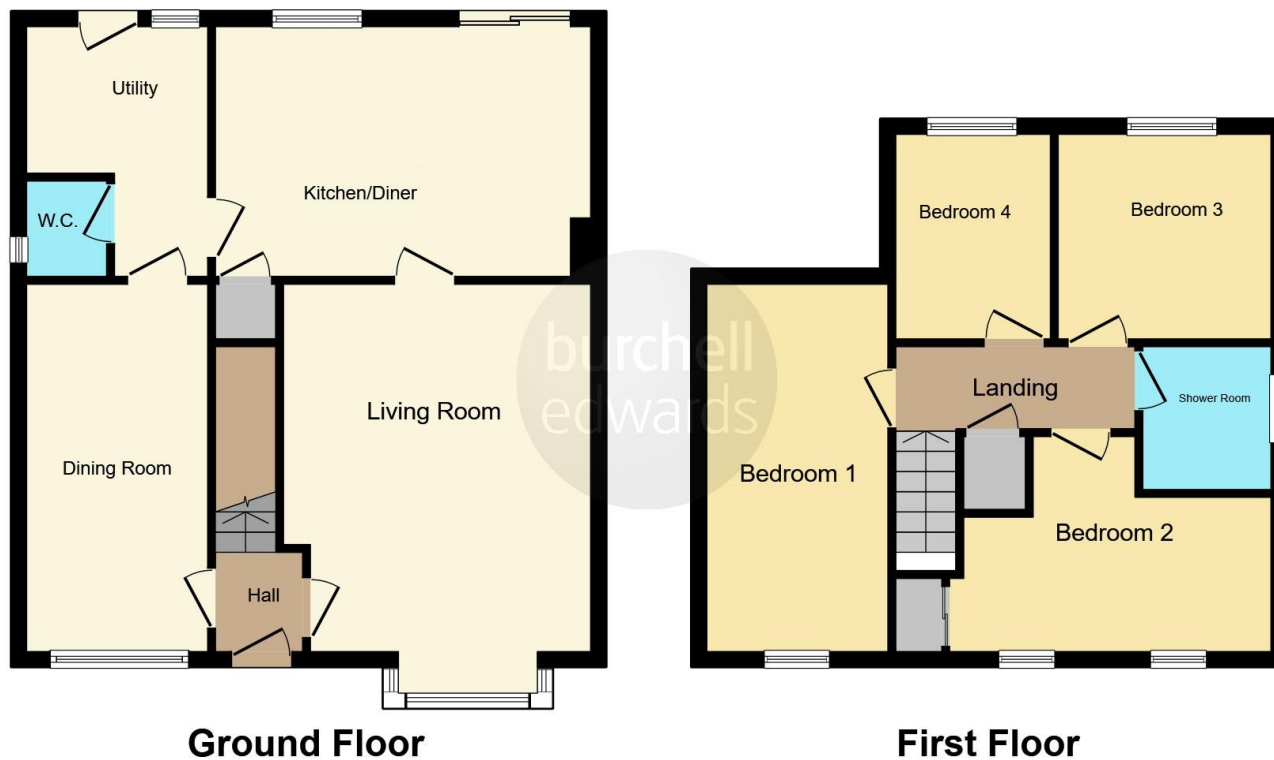
To the front of the property is ample off road parking ideal for a caravan or motorhome parking and a fore garden which is laid to lawn with planted beds and borders and wooden side gate leading to the rear garden.

The enclosed rear garden is mainly laid to lawn with planted beds and borders, paved patio area, three garden sheds, water feature, fruit trees, outside tap and fenced boundaries.









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**EPC Rating: Awaited**

Tenure: Freehold

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