



Maori Avenue
Hucknall Nottingham





Property Description

A perfect first time buyer home which is situated in a popular location of Hucknall. The accommodation benefits from having a conservatory and briefly comprises; entrance hall, lounge with arch opening to a kitchen/diner and a conservatory. To the first floor there are two bedrooms and a modern fitted bathroom. Outside there is a low maintenance frontage and a secure garden to the rear. To avoid disappointment, call Burchell Edwards today to secure your viewing. This house won't stick around for long.

Entrance Hallway

Entered into via front door with laminate flooring, stairs leading to the first floor and access into the lounge.

Lounge

15' 4" Max x 12' 1" Max (4.67m Max x 3.68m Max)
Having UPVC double glazed bay window to the front elevation, TV point, wooden fire surround with marble effect back and hearth, wall lights, coving to the ceiling, two central heating radiators and being open to the kitchen/ diner.

Kitchen/ Diner

12' 11" x 9' 2" (3.94m x 2.79m)
Re-fitted with a comprehensive range of wall, base and drawer units with marble effect work surfaces over, inset one and a half bowl sink and drainer, tiled splashbacks, integrated electric oven with four ring gas hob and cooker hood over, tiled flooring, recess spot lights, UPVC double glazed window to the rear elevation, ample dining table space and UPVC double glazed door leading through to the conservatory.

Conservatory

12' 7" x 7' 4" (3.84m x 2.24m)
Being of brick and UPVC construction with doors to the side and rear elevation, French doors leading out to the rear garden, tiled flooring and ceiling fan.

First Floor Landing

Having built-in airing cupboard housing combination boiler and loft hatch.

Bedroom One

10' x 13' 6" (3.05m x 4.11m)
Having built-in wardrobe space, coving to the ceiling, central heating radiator and UPVC double glazed window to the front elevation.

Bedroom Two

11' 2" x 6' 8" (3.40m x 2.03m)
Having UPVC double glazed window to the rear elevation, coving to the ceiling, central heating radiator and dado rail.

Bathroom

Fitted with a three piece suite comprising of panelled with mixer tap and electric shower over, vanity wash hand basin and low level W.C, tiled splashbacks and UPVC double glazed obscured window to the rear elevation.

Outside

To the front of the property the garden is easy maintenance with a paved path and attractive bed.

The enclosed rear garden is mainly laid to lawn with shed, fenced boundaries and raise flower bed.









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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EPC Rating: Awaited

Tenure: Freehold

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