



Canberra Crescent
Hucknall Nottingham

burchell
edwards

Canberra Crescent Hucknall Nottingham NG15 6WH

for sale
£447,500



Property Description

A beautifully presented detached family home having space for all the family. Having with countryside views to the front the property is set on a generous garden plot which offers ample off road parking.

The detached home offers entrance hallway, downstairs WC, lounge, 29' living kitchen diner, utility room & generous storage cupboard, there is also a large ground floor bedroom with en-suite shower room which offers a variety of options for use and makes a wonderful annexe or teenage space.

On the first floor there are four double bedrooms, two of which have en-suite shower rooms, the master bedroom also has a range of built in wardrobes and dressing area. There is also a family bathroom.

Being set on a larger than average plot with open fields to the front there is off road parking for at least four vehicles plus an enclosed rear garden with patio area.

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

Entrance Hallway

Accessed via composite door leading into the hallway with central heating radiator, wood effect flooring, stairs leading to the first floor and giving access to:-

Lounge

11' 9" x 18' 6" (3.58m x 5.64m)
Having upvc double glazed bay window to the front elevation TV point and central heating radiator

Ground Floor Bedroom

16' 1" x 17' 5" (4.90m x 5.31m)
Having two upvc double glazed windows to the front elevation, central heating radiator, TV point and door into en-suite.

Ensuite

Having a low level W.C, vanity wash hand basin and mains fed walk-in shower, tiled splashback, extractor and central heating radiator.

Living Kitchen Dining Area

29' 2" x 12' 2" (8.89m x 3.71m)

The kitchen area has a comprehensive range of wall, base and drawer units with complimentary marble effect work surfaces over, inset one and a half bowl sink and drainer, integrated electric double oven, five ring gas hob with extractor hood over, space for American style fridge freezer, integrated dishwasher and integrated wine cooler and having window to the rear elevation, and door into utility room.

The lounge dining area has a upvc double glazed windows and French doors to the rear elevation, central heating radiator, TV point and ample dining table space .

Utility Room

.5' 10" x 8' 10" (1.78m x 2.69m)
Having a matching range of base units with work surface over, space and plumbing for washing machine and space for tumble dryer, side door leading to the rear garden, central heating radiator and useful built in understairs storage cupboard./cloakroom.

Downstairs W.C

Having upvc double glazed obscured window to the rear elevation, low level W.C, and pedestal wash hand basin, tiled splashback and central heating radiator.

Landing Area

Having loft access, central heating radiator, upvc double glazed window to the front elevation and built in storage cupboard.

Master Bedroom

16' 3" Plus recess x 10' 10" (4.95m Plus recess x 3.30m)

Having a range of built in wardrobes central heating radiator, upvc double glazed window to the rear elevation and door into en-suite.

En Suite

Fitted with a three piece suite comprising of shower cubicle with mains fed shower, pedestal wash hand basin with mixer tap and low level W.C, central heating radiator and obscured upvc double glazed window to the rear elevation.

Bedroom Two

11' 9" x 12' 1" (3.58m x 3.68m)

Having upvc double glazed window to the front elevation and central heating radiator with door into en-suite.

En Suite

Having shower cubicle with mains fed shower, pedestal wash hand basin and low level W.C, tiled splashbacks, central heating radiator and obscured upvc double glazed window to the side elevation.

Bedroom Three

9' 8" x 10' 5" (2.95m x 3.17m)

Having upvc double glazed window to the rear elevation and central heating radiator.

Bedroom Four

12' 5" x 8' 11" (3.78m x 2.72m)

Having upvc double glazed window to the rear elevation and central heating radiator.

Bathroom

Fitted with a four piece suite comprising of shower cubicle with mains fed shower, pedestal wash hand basin with mixer tap, low level W.C, and panelled bath with mixer tap, extractor fan and upvc double glazed obscured widow to the front elevation.

Outside

To the front of the property is a block paved driveway providing off road parking for at least four vehicles plus garden area which is laid to lawn and side gate leading to the rear garden, there is also an electric car charge point.

The enclosed rear garden has paved patio area and additional gravelled seating area with steps leading to the garden area which is laid to lawn further patio area, fenced boundaries and outside tap.









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

T 0115 968 0528
E hucknall@burchelledwards.co.uk

64 High Street Hucknall
 NOTTINGHAM NG15 7AX

EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/HUK103586



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HUK103586 - 0001