



Poets Close  
Hucknall Nottingham

burchell  
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# Poets Close Hucknall Nottingham NG15 6WF

for sale  
**£270,000**



## Property Description

Don't miss this Three Bedroom Chain Free Property!

In brief the property comprises of Entrance Hallway, Downstairs WC, Dining Room, spacious Open Plan Kitchen Lounge with bifold doors looking out onto the Rear Garden. To the first floor is the Family Bathroom, Two good sized Bedrooms, and to the second floor is the VERY SPACIOUS Master with En-Suite. Externally the property benefits from a Garage and Driveway and Rear Garden.

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## Entrance Hallway

Accessed via composite door leading into the hallway with a radiator, door to W.C and doors off to:-

## Downstairs W.C

Having low level W.C, pedestal wash hand basin and a radiator.

## Kitchen/ Diner

28' 1" x 15' 2" ( 8.56m x 4.62m )

The kitchen is fitted with a range of wall and base units with work surfaces over, island, double electric oven, electric hob with extractor, inset sink and a half, space and plumbing for washing machine, integrated dishwasher and microwave, integrated fridge freezer and laminate flooring.

The dining room has bi-fold doors to the rear elevation, an electric fire, media wall, lantern light window and laminate flooring.

## Lounge

8' 5" x 12' 1" ( 2.57m x 3.68m )

Having cupboard housing the boiler, double glazed window to the front elevation and a radiator.

## First Floor Landing

Having double glazed window to the side elevation and cupboard housing the water tank.

## Bedroom Two

.12' 1" x 8' 5" ( 3.68m x 2.57m )

Having double glazed window to the front elevation and a radiator.

## Bedroom Three

14' 10" x 8' 6" ( 4.52m x 2.59m )

Having double glazed window to the rear elevation and a radiator.

## Bathroom

Having a bath with mains fed shower over, low level W.C, a radiator, wash hand basin and double glazed obscured window to the rear elevation.

## Second Floor

### Master Bedroom

15' x 12' 3" ( 4.57m x 3.73m )

Having velux window to the front elevation, double glazed window to the rear elevation, loft access, a radiator and access to the en suite.



## En Suite

Having a mains fed shower, velux window to the front elevation, a radiator, low level W.C, wash hand basin and extractor.

## Outside

To the rear the garden has a decked seating area with steps down to a laid lawn section, access to the garage and rear gated access.

## Garage

Having up and over door with power and lighting.









To view this property please contact Burchell Edwards on

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**EPC Rating: B**

Tenure: Freehold

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