



Derbyshire Lane
Hucknall Nottingham

burchell
edwards

Derbyshire Lane Hucknall Nottingham NG15 7JX

for sale offers over
£220,000



Property Description

A rare opportunity to purchase a Two bedroom detached home!!

Being located close to Hucknall High Street where there is a variety of shops, amenities and great transport links, this spacious detached home offers entrance hallway, lounge, kitchen and conservatory.

On the first floor there are two double bedrooms and shower room.

the property sits on a generous garden plot having a block paved driveway providing off road parking to the front and an enclosed established rear garden with decked patio area.

Viewing is highly recommended - Call 0115 968 0528 to arrange your viewing

Entrance Hallway

Accessed via UPVC double glazed front door with side window, stairs leading to the first floor and access to:

Lounge

13' 4" max x 12' 4" max (4.06m max x 3.76m max)
Having UPVC double glazed bay window to the front elevation, TV point, two central heating radiators and wall mounted electric fire.

Kitchen

13' 7" max x 13' 4" max (4.14m max x 4.06m max)

Fitted with a range of wall, base and drawer units with complimentary work surfaces over, inset sink and drainer with mixer tap, tiled splashbacks, gas cooker, space and plumbing for washing machine and dishwasher, stainless steel chimney style extractor hood, understairs pantry cupboard, built-in larder unit with central heating boiler, UPVC double glazed window to the rear and door to conservatory.

Conservatory

13' 1" x 12' 4" (3.99m x 3.76m)

Being of brick and UPVC construction with windows to the side and rear elevation, side entrance door, French doors and central heating radiator.

First Floor Landing

Having UPVC window to the side elevation, loft hatch with pull down ladder.

Bedroom One

.9' 8" x 13' 4" max (2.95m x 4.06m max)

Having UPVC double glazed window to the front elevation, coving to the ceiling and central heating radiator.

Bedroom Two

10' 1" x 13' 4" max (3.07m x 4.06m max)

Having UPVC double glazed windows to the rear elevation, coving to the ceiling and central heating radiator.

Shower Room

Fitted with a three piece suite comprising of vanity wash hand basin, low level W.C and shower cubicle with electric shower, tiled splashbacks, built-in storage cupboard, recess spot lights and UPVC double glazed obscured window to the side elevation.

Outside

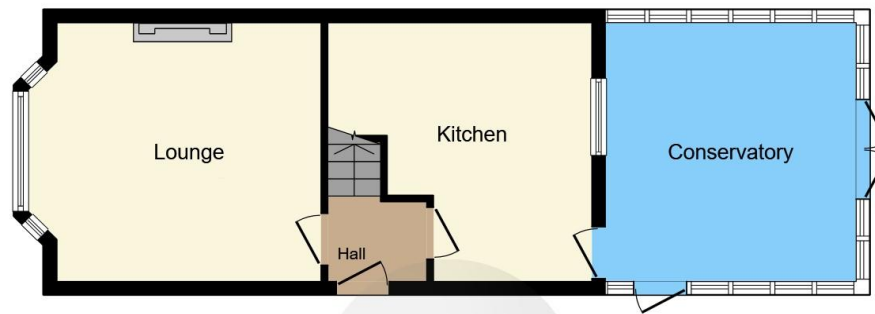
To the front of the property is a garden area with block paved driveway providing off road parking to the side with double opening wrought iron gates and gated access to the rear.

The enclosed rear garden has a decked seating area, paved patio and path, a lawn section, garden shed with power, a variety of planted beds and borders and fenced boundaries.

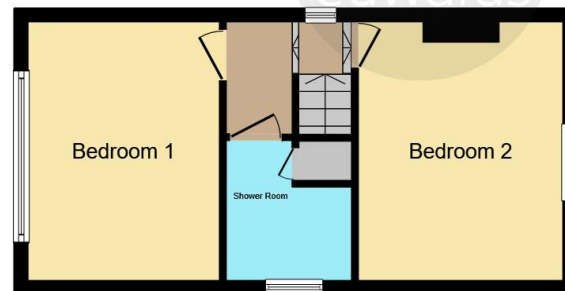








Ground Floor



First Floor

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: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/HUK104180



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: HUK104180 - 0001