



Beacon Hill Drive  
Hucknall Nottingham





# Beacon Hill Drive Hucknall Nottingham NG15 6QG

for sale  
**£370,000**



## Property Description

This stunning three/four bedroom family home is situated in a highly sought after location and benefits from having an integral garage and an electric car charging point. The accommodation in brief comprises of, entrance hallway, a well-presented lounge, dining room, kitchen, conservatory and a ground floor cloakroom. To the first floor there are four bedrooms and a generous four piece bathroom suite. Outside there are well maintained gardens to the front and rear, with the rear benefiting from a detached high-quality cabin and a workshop.

Viewings are strongly recommended, to avoid disappointment call today to arrange your viewing.

## Ground Floor

### Entrance Hall

Accessed via a composite door to the front, with radiator and Oak flooring as well as access to the lounge and stairs rising to the first floor.

### Cloakroom

Fitted with a low level W/C and vanity wash hand basin.

### Lounge

15' 2" x 13' 4" ( 4.62m x 4.06m )

With a double glazed bay window to the front, understair storage and electric fireplace with feature surround.

### Dining Room

9' 7" x 8' 6" ( 2.92m x 2.59m )

With doors into the conservatory, radiator, tiled flooring and a door into the kitchen.

### Kitchen

.15' 4" Max x 9' 5" Max ( 4.67m Max x 2.87m Max )

A fitted kitchen with a range of wall and base units with complementary work surfaces over and an inset one and a half bowl sink with

mixer tap over. With a double electric oven, gas hob and extractor hood over. Fitted with a range of integrated appliances such as a dishwasher, washing machine, fridge and freezer. There are two double glazed windows to the rear. tiled flooring and Worcester boiler.

## Conservatory

With French doors leading out into the garden and tiled flooring.

## First Floor

### Landing

With a double glazed window to the side, loft access which is part boarded and a built in storage cupboard as well as access to the four bedrooms and bathroom.

### Bedroom One

13' x 9' 2" ( 3.96m x 2.79m )

With a double glazed window to the front and a radiator.

### Bedroom Two

9' 11" x 9' 10" ( 3.02m x 3.00m )

With a double glazed window to the rear and a radiator.

### Bedroom Three

9' 6" x 7' ( 2.90m x 2.13m )

With a double glazed window to the front and a handy storage cupboard.

### Bedroom Four/Study

6' 11" x 5' 3" ( 2.11m x 1.60m )

With a double glazed window to the front and a radiator.

## Bathroom

A fitted four piece suite comprising of a bath, pedestal sink, low level W/C and corner shower. With a double glazed obscure

window to the rear, chrome heated towel rail, spot lights and tiled flooring.

## Outside

### Front

To the front, there is a resin pathway leading to the property. There is also a driveway offering ample off road parking as well as a EV charging point. There is a low maintenance artificial lawned area as well as access to the garage.

### Rear

To the rear you will find a delightful garden offering a resin patio seating area as well as a further decking area. There is a artificial lawned area, brick shed offering power and lighting, electric sockets to the rear of the property as well as an outside tap. There is also an outbuilding which is currently being used as an office.

### Outbuilding/Office

With a log burner, fuse board, wall and base units, spot lights and French doors leading out into the garden.

### Garage

15' 11" x 7' 7" ( 4.85m x 2.31m )

With a roller door and having power and lighting.













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**EPC Rating: C**

**Tenure: Freehold**

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