



Broomhill Road
Hucknall Nottingham



Broomhill Road Hucknall Nottingham NG15 6AD

for sale offers over
£225,000



Property Description

Modern Three Bedroom Semi-Detached Home in Hucknall with Driveway & Utility Room

Nestled in a popular residential area of Hucknall, this beautifully presented three-bedroom semi-detached home offers contemporary living with all the features a modern family needs.

Boasting a stylish and spacious interior, the property includes a lounge, a sleek fitted kitchen, and a separate utility room. A convenient downstairs WC adds extra practicality for busy households.

Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom. Outside, the property benefits from a driveway providing off-street parking and a rear garden with handy outbuildings, perfect for outdoor entertaining.

Located within easy reach of Hucknall's amenities, schools, transport links, and green spaces, this is a fantastic opportunity for first-time buyers, growing families, or those looking to upsize.

Entrance Hallway

Accessed via UPVC door leading into the hallway with window to the front elevation, stairs off to the first floor and doors off to:-

Lounge

20' 9" x 11' 4" (6.32m x 3.45m)

Having electric fire, double glazed window to the front elevation, a radiator, french doors to the rear elevation and access to the kitchen.



Kitchen

11' 2" x 13' 1" (3.40m x 3.99m)

Having wall and base units with work surfaces over, integrated dishwasher, integrated fridge freezer and further freezer, integrated double electric oven, inset sink, washing machine, induction hob with extractor hood, glass splashbacks, floor heater and access to the utility room.

Utility Room

5' 5" x 20' 9" (1.65m x 6.32m)

Having UPVC door to the rear elevation, a radiator, base units with work surface over, space and plumbing for washing machine and tumble dryer and two velux style winnows.

Downstairs W.C

Having low level W.C and vanity wash hand basin.

First Floor Landing

Having loft access with pull down ladder.

Bedroom One

11' 4" x 8' (3.45m x 2.44m)

Having double glazed window to the front and a radiator.

Bedroom Two

7' 4" x 10' 8" (2.24m x 3.25m)

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

Bedroom Three

12' 5" x 10' 1" (3.78m x 3.07m)

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

Bathroom

Having low level W.C, vanity wash hand basin, a bath, double glazed obscured windows to the side and rear elevations, heated towel rail and separate mains fed shower cubicle.

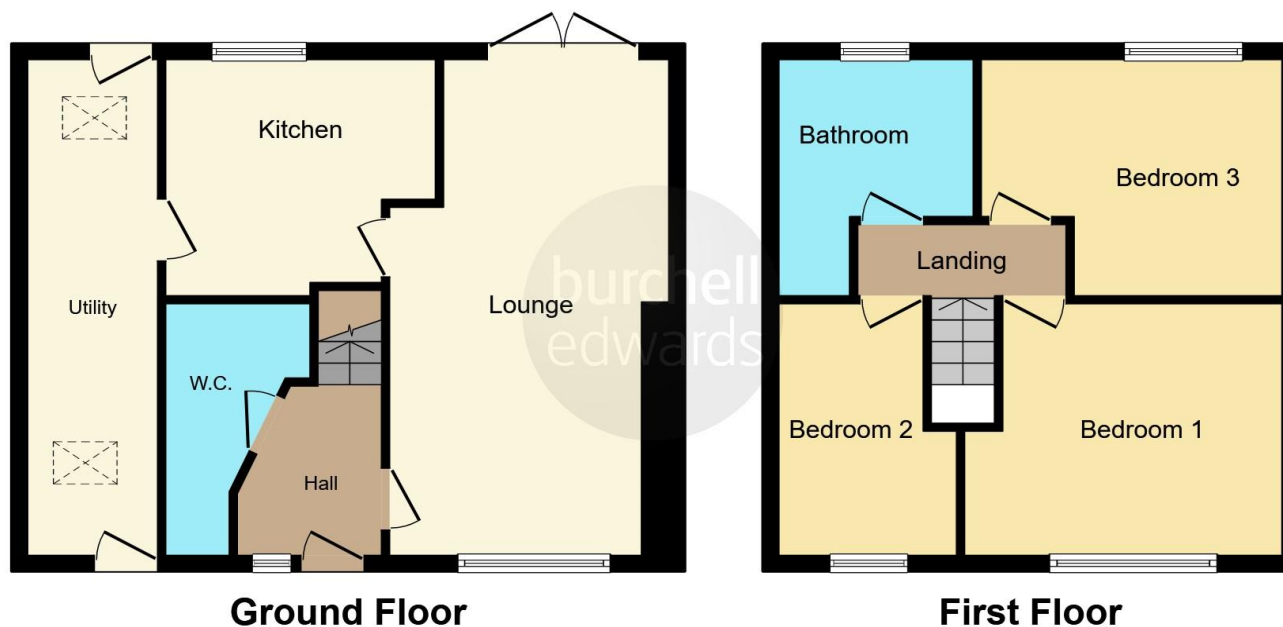
Outside

To the rear the garden has a lawn section, outside power sockets, outside, outbuilding with power and electrics and a shed with power and electrics.









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: D Council Tax
 Band: A

Tenure: Freehold

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