



Oakenhall Avenue
Hucknall Nottingham

burchell
edwards

Oakenhall Avenue Hucknall Nottingham NG15 7TF

for sale offers over
£210,000



Property Description

The property features a welcoming entrance hallway leading to a bay-fronted lounge filled with natural light, and a modern kitchen diner offering the ideal space for everyday living and entertaining.

Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom.

To the rear, the property boasts a low-maintenance patio garden, providing a private and easy-care outdoor space. In the garden sits a garage and separate workshop, perfect for storage, hobbies, or a home project space.

The home also benefits from a gated driveway, offering secure off-street parking.

Conveniently located close to local amenities, transport links, and schools, this lovely property is one not to be missed.

Entrance Hallway

Accessed via wooden door leading into the hallway with stairs off to the first floor.

Lounge

12' 11" Max x 11' 11" Max (3.94m Max x 3.63m Max)
having double glazed bay window to the front elevation, a radiator and door to the kitchen.

Kitchen/ Diner

8' 10" Max x 15' 2" Max (2.69m Max x 4.62m Max)
Having wooden door to the side, two double glazed windows to the rear, wall and base units with work surfaces over, inset sink, space for a cooker, understairs storage, space and plumbing for washing machine and tumble dryer, a radiator and housing the boiler.

First Floor Landing

Having window to the side and loft access which is part boarded.

Bedroom One

10' 3" Plus recess x 9' 2" (3.12m Plus recess x 2.79m)
Having double glazed window to the front and a radiator.

Bedroom Two

7' 10" x 9' Plus recess (2.39m x 2.74m Plus recess)
Having double glazed window to the rear and a radiator.

Bedroom Three

6' 7" x 6' 11" (2.01m x 2.11m)
Having window to the rear and a radiator.

Bathroom

Having bath with electric shower over, pedestal wash hand basin, chrome heated towel rail, low level W.C, extractor and spot lights.

Outside

To the front the property has gated access with a driveway leading to a double garage.
To the rear the garden has a paved area, a pond and a workshop.

Garage

26' 10" x 11' 3" (8.18m x 3.43m)

Having power and electrics and door to the front.

Workshop

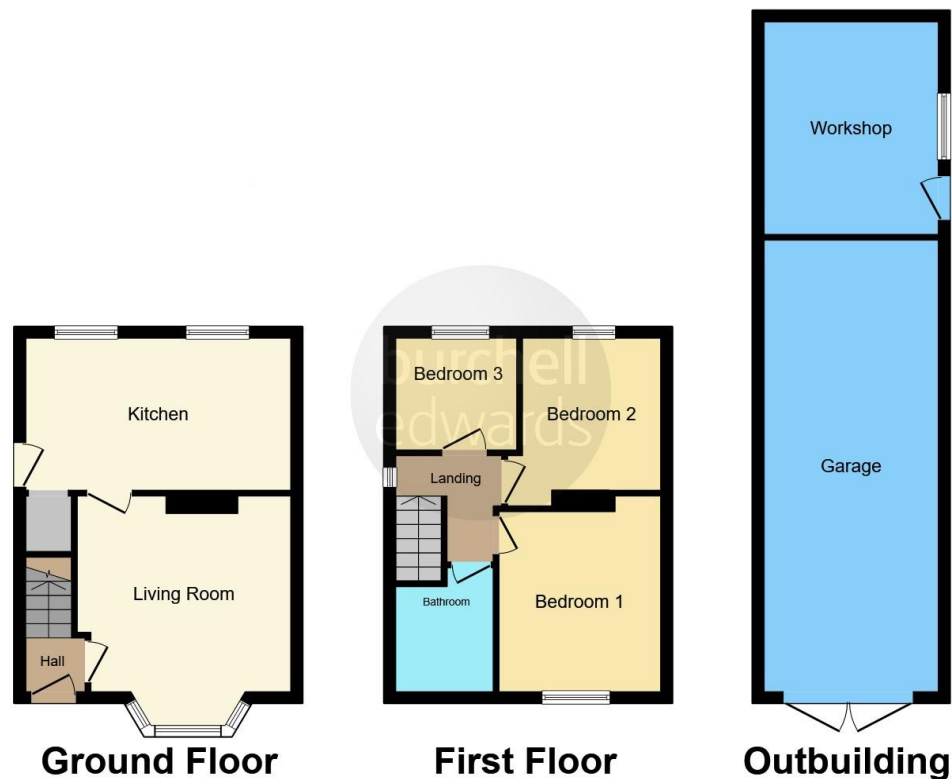
12' x 7' 8" (3.66m x 2.34m)

Having power, electrics and door to the side.









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 Council Tax
 Band: A

Tenure: Freehold

check out more properties at burchelledwards.co.uk



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: HUK104771 - 0001