

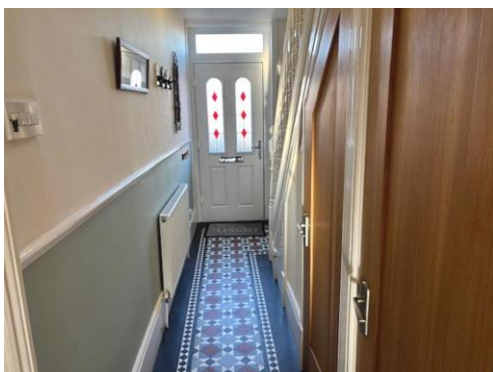


Garden Road
Hucknall Nottingham

burchell
edwards

Garden Road Hucknall Nottingham NG15 6LH

for sale offers over
£300,000



Property Description

The ground floor welcomes you with a bright entrance hallway and leads through to the kitchen. The bay-fronted lounge exudes warmth and character, featuring a stunning log burner - perfect for cosy evenings in. To the rear, the dining room enjoys French doors opening out to the garden, while the modern fitted kitchen offers a stylish and practical space for everyday living.

On the first floor, you'll find bedrooms one and two, with bedroom two boasting fitted wardrobes, alongside a well-appointed three-piece family bathroom. The second floor provides two further bedrooms and an additional three-piece shower room, ideal for growing families or guest accommodation.

Outside, the property continues to impress. A gated driveway provides ample off-street parking for multiple vehicles and leads to a tandem garage complete with power and electrics. The rear garden is a private oasis, featuring multiple seating areas, a laid lawn, two powered sheds, log stores, and an array of mature shrubs, flower borders, and fruit trees including pear and cherry - perfect for those who love outdoor living.

This home perfectly balances modern style and traditional character in a highly sought-after Hucknall location - ideal for families and those looking for space, comfort, and charm.

Entrance Hallway

Accessed via composite door leading into the hallway with stairs off to the first floor, understairs storage cupboard, radiator, Karndean flooring and doors off to:-

Downstairs W.C

Having low level W.C, wash hand basin and Karndean flooring.

Dining Room

12' 9" Plus recess x 11' 9" Plus recess (3.89m Plus recess x 3.58m Plus recess)
Having engineered flooring, a radiator, French doors to the rear giving access to the garden and internal doors to the lounge.

Lounge

11' 11" Max x 12' Plus recess (3.63m Max x 3.66m Plus recess)
Having a log burner, engineered flooring and bay window to the front elevation.

Kitchen

7' 3" Max x 17' Max (2.21m Max x 5.18m Max)
Having matching wall and base units with work surfaces over, window to the rear elevation, UPVC door to the side, inset sink and a half, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine, electric hob with extractor fan, electric oven, integrated microwave, spot lights, a radiator and USB sockets.

First Floor

Landing Area

Having windows to the front and side, seating/study area and radiator.

Bedroom One

11' 9" x 12' 9" (3.58m x 3.89m)
Having window to the rear elevation and a radiator.

Bedroom Two

10' 8" x 12' (3.25m x 3.66m)
Having window to the front elevation, a radiator and built-in wardrobes.

Bathroom

Having Karndean flooring, P-shaped bath with mains fed shower over, low level W.C, obscured window to the rear elevation, vanity wash hand basin and chrome heated towel rail.

Second Floor

Landing Area

Having useful built in storage cupboard

Bedroom Three

6' 6" Plus recess x 10' 9" (1.98m Plus recess x 3.28m)

Having eave storage, stop lights, window to the front elevation and a radiator.

Bedroom Four

7' Max x 10' 3" Max (2.13m Max x 3.12m Max)

Having a radiator and window to the rear and USB sockets.

Shower Room

Having Karndean flooring, electric shower, vanity wash hand basin, low level W.C, obscured window to the rear elevation and eave storage.

Outside

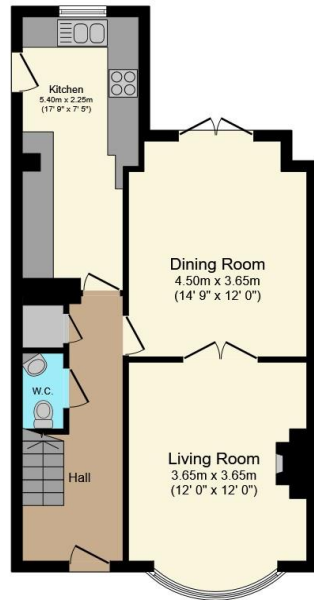
To the front of the property is a driveway leading to a garage.

To the rear the garden has a brick built BBQ, two sheds with power and electrics, side access, outside tap, two patio seating areas, laid lawn section, security cameras, two log stores, pear trees and cherry trees.

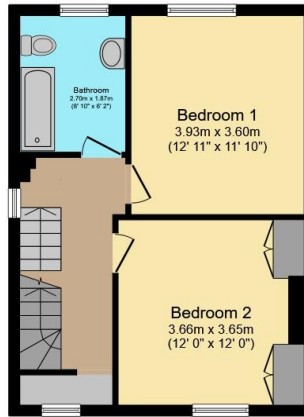








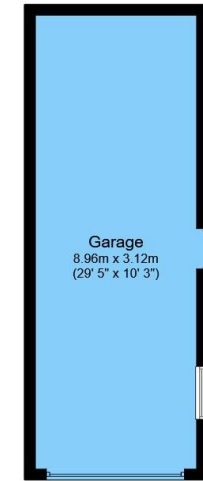
Ground Floor



First Floor



Second Floor



Garage

Total floor area 145.9 m² (1,571 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

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EPC Rating: Awaited
 Council Tax Band: B

Tenure: Freehold

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