



Beacon Hill Drive, Hucknall, Nottingham





Property Description

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

Entrance Hall

The property is entered via a UPVC double glazed door to the front elevation into a hallway where there are stairs off leading to the first floor, a wall mounted radiator, coving to ceiling, hard wood oak flooring, security alarm panel and door leading to;

Lounge

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

A beautifully presented lounge having a UPVC double glazed bay window to the front elevation, gas coal effect fire with a marble surround and hearth, wall mounted radiator, television point, coving to ceiling, useful under stairs storage cupboard with shelving and lighting and double doors opening to the dining room;

Dining Room

9' 7" x 8' 8" (2.92m x 2.64m)

Having UPVC double glazed bifold doors to the rear elevation leading to the conservatory, wall mounted radiator, tiled flooring, spot lighting to ceiling and door leading to the kitchen;

Conservatory

8' 6" x 8' 4" (2.59m x 2.54m)

Being of brick and UPVC construction and having tiled flooring, UPVC double glazed windows to the rear and side elevation and UPVC French doors to the rear elevation opening to the garden.

Kitchen

15' 3" x 9' 6" max (4.65m x 2.90m max)

A fitted kitchen having a matching range of wall and base units with work surface ver incorporating a ceramic one and a half bowl sink and drainer unit with mixer tap over, splash back tiling. There is a four ring gas hob with a stainless steel cooker hood over, integrated electric oven, washing machine, dishwasher and fridge/freezer. The wall mounted boiler is enclosed with a matching unit, there is a wall mounted radiator, tiled flooring, two UPVC double glazed windows to the rear elevation and a door leading to an inner hall with doors off leading to the W.C and garage.

W.C

Fitted with a low level W.C, corner wash hand basin with mixer tap over, fully tiled with a recessed shelving area.



Landing

Having a UPVC double glazed window to the side elevation, airing cupboard with shelving, loft access which the owner informs us is boarded and has lighting.

Bedroom One

13' 3" to wardrobe doors x 9' 2" + recess (4.04m to wardrobe doors x 2.79m + recess)

With a UPVC double glazed window to the front elevation, high gloss finish laminate wood effect flooring, coving to ceiling and fitted wardrobes with a combination of hanging rails and shelving.

Bedroom Two

9' 9" x 9' 4" + recess (2.97m x 2.84m + recess)

A generous second bedroom having a UPVC double glazed window to the rear elevation and a wall mounted radiator.

Bedroom Three

9' 7" max x 7' (2.92m max x 2.13m)

Having a UPVC double glazed window to the front elevation, wall mounted radiator, coving to ceiling, sockets with USB ports and an over stairs storage cupboard with hanging rails and shelving.

Nursery/Study

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

Having a UPVC double glazed window to the front elevation, a wall mounted radiator and fitted out with fixed hanging rails.

Bathroom

14' 9" max x 5' 6" max (4.50m max x 1.68m max)

A fitted four piece suite comprising; a corner shower cubicle, bath with mixer taps over, low level W.C and a pedestal wash hand basin. There is a heated towel rail, extractor fan, shaver point, part tiled splash backs, spot lighting to ceiling and two obscured UPVC double glazed windows to the rear elevation.

Outside

To the front of the property there is a generous garden which has recently had astro turf laid, new fenced boundaries and a driveway providing off road parking benefitting from an electric car charging point. The driveway leads to the integral garage having an electric up and over door. There is gated side access leading to the enclosed rear garden which is well maintained having fenced boundaries with rear gated access. There is a paved and a decked seating area, lawned area, a feature pebbled area, outside tap and deceptive space down the side of the accommodation having a timber shed.

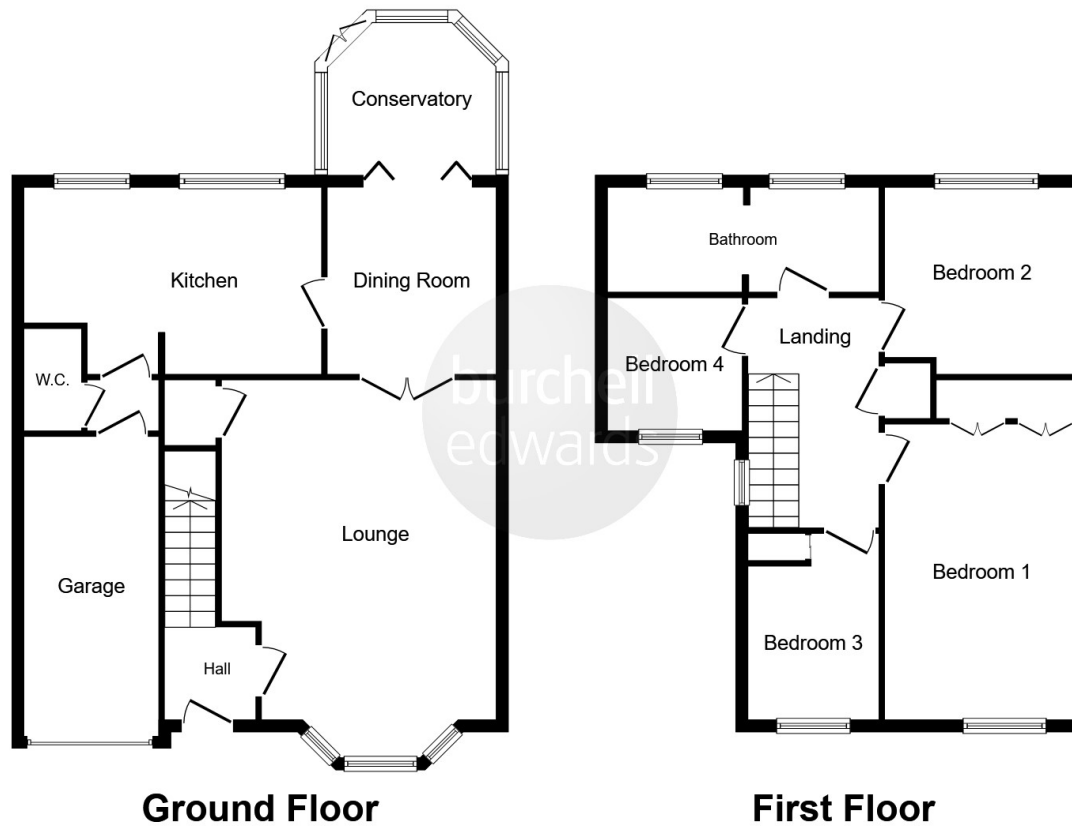
Garage

Has power and lighting, electric up and over door and shelving.









This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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