



Birchdale Avenue
Hucknall Nottingham

burchell
edwards

Birchdale Avenue Hucknall Nottingham NG15 6DL

for sale
£425,000



Property Description

In brief the property comprises of entrance porch leads to a welcoming hallway, spacious lounge diner and fitted kitchen with French doors opening onto the landscaped rear garden. A standout feature is the extensive annex accommodation, comprising two double bedrooms one having an en-suite, a lounge, shower room and fitted kitchen with garden access. The annex offers flexibility and potential to be incorporated into the main residence, subject to the necessary consents. The first floor provides four bedrooms, a family bathroom and separate WC.

Ideally situated close to a range of local amenities, well-regarded schools and excellent transport links, the property also benefits from a landscaped rear garden, ample driveway parking and no upward chain.

Entrance Porch

Accessed via composite door leading into the porch with door leading into the hallway.

Hallway

Having stairs off to the first floor, a radiator and understairs storage.

Lounge/ Diner

Having double glazed bay window to the front elevation, solid wood flooring and access into the kitchen.

Kitchen

Having tiled flooring with underfloor heating, electric hob with extractor, integrated microwave, integrated electric oven, wall and base units with work surfaces over, integrated dishwasher and washing machine, pull-out larder and integrated fridge freezer, double glazed windows to the rear and French doors to the rear elevation.



First Floor

Bedroom One

Having solid wood flooring, a radiator and double-glazed window to the front elevation, over stairs storage and Hammond built-in wardrobes.

Bedroom Two

Having double glazed window to the rear elevation, built-in wardrobe and a radiator.

Bedroom Three

Having double glazed window to the front elevation, a radiator and solid wood flooring.

Bedroom Four

Having built-in wardrobe, double glazed window to the rear, a radiator and currently being used as an office.

Annex

A door from the hallway leads into the annex.

Open Kitchen

Having wall and base units with work surfaces over, integrated fridge and freezer, UPVC door to the side elevation, a radiator, integrated washing machine and dishwasher, integrated microwave, integrated electric oven with extractor.

Shower Room

Having a walk-in electric shower, vanity wash hand basin, low level W.C and heated towel rail.

Separate Annex Section

Lounge

Having French doors to the front elevation, air conditioning unit, window and doors to the side and door to the bedroom.

Bedroom

Having a radiator, sliding door leading to the garden and door to:-

En Suite

Having corner shower cubicle, low level W.C and vanity wash hand basin.

Second Bedroom

Having a radiator and window to the side elevation.

Outside

To the front of the property is a driveway providing off road parking. The enclosed rear garden has side access, paved patio area and steps up to an artificial lawned area, a tree, decked seating area with borders inset with bushes and shrubs

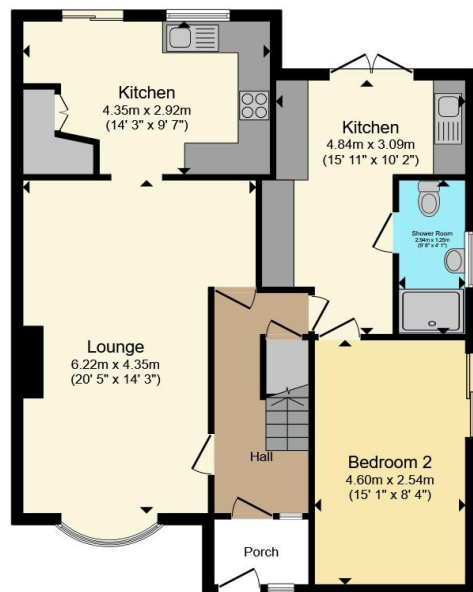
Agent Note

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

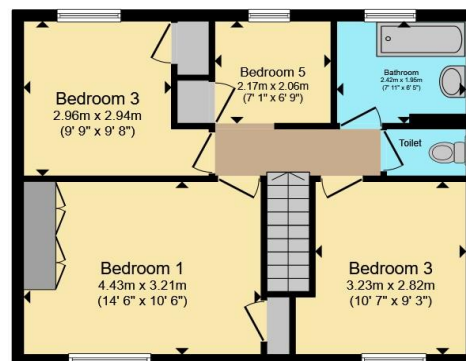








Ground Floor



First Floor



Annex

Total floor area 153.2 m² (1,649 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



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64 High Street Hucknall
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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