Mill Yard
Hucknall NOTTINGHAM

burchell edwards

Mill Yard
Hucknall NOTTINGHAM NG15 7AP

for sale offers over
£210,000

Property Description

Located close to Hucknall amenities and transport links, this characterful two-bedroom cottage has been thoughtfully modernised and upgraded throughout by the current owner and offers a perfect blend of traditional features with a contemporary twist.

Finished to an exceptional standard in additional to a new roof, new central heating system and full re-wire the property is offered to the market chain free, presenting an excellent opportunity for a seamless purchase.

Internally, the accommodation comprises a welcoming kitchen diner with integrated appliances and breakfast island, lounge, two well-proportioned bedrooms, and modern shower room.

Outside, there is a private, easy maintenance courtyard garden ideal for outdoor relaxation. Situated close to local amenities, schools, and excellent transport links, this property would suit a variety of buyers including professionals, and investors.

Early viewing is highly recommended to appreciate the quality and convenience on offer.

Ground Floor

Kitchen Diner

15' 11" Max x 15' 6" Max (4.85m Max x 4.72m Max)

Fitted with wall and base units with complementary real wood worktops over with an inset Belfast sink with extendable pull out mixer tap over. There is an island with real wood worktops over, integrated washing machine, electric oven, induction hob and space for an American style fridge freezer. With a double glazed window to the front, storage cupboard, two radiators and a door leading out to the garden. There are also stairs leading to the basement and stairs leading to the first floor.

Basement/Lounge

14' 7" Max x 14' 5" Max (4.45m Max x 4.39m Max)

With a double glazed window to the front, spotlights, three storage cupboards and two radiators. This has also been fully tanked by the current owner.

First Floor

Landing

With an electric Velux window, a double glazed obscure window to the side and doors to the bedrooms and bathroom.

Bedroom One

.11' 10" x 7' 10" (3.61m x 2.39m)

With an above stairs storage cupboard, a tall radiator, loft access and a double glazed window to the front.

Bedroom Two

9' 3" x 7' 6" (2.82m x 2.29m)

With a double glazed window to the front and a radiator.

Bathroom

Fitted with and electric Velux window, obscure window to the rear, walk-in shower with mains fed shower with waterfall head, low level W/C, tall radiator and a vanity sink.

Outside

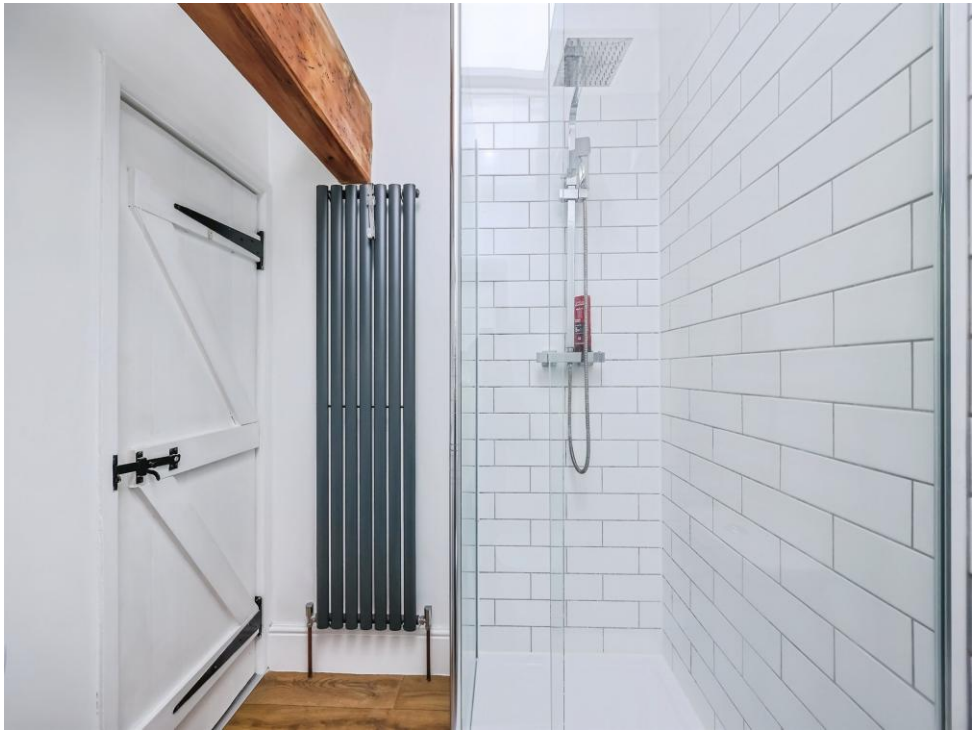
Front

To the front you will find a block paved driveway plus additional parking space, as well as a porch leading to the property.

Rear

To the rear you will find a low maintenance garden offering a patio seating area, steps leading to a composite decking area as well as an outside tap and power sockets.

THE GRAND TOUR
VALLEY MARINERIS



Lower Ground Floor **Ground Floor** **First Floor**

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To view this property please contact Burchell Edwards on

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64 High Street Hucknall
NOTTINGHAM NG15 7AX

EPC Rating: E

Council Tax
Band: A

Tenure: Freehold

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The Property Ombudsman

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