



Bernard Avenue  
Hucknall NOTTINGHAM

burchell  
edwards

# Bernard Avenue Hucknall NOTTINGHAM NG15 8DH

for sale offers over  
**£330,000**



## Property Description

The accommodation comprises an entrance hallway leading to a bright and spacious open plan lounge diner, providing an excellent space for both relaxing and entertaining. The well-appointed dining kitchen offers ample storage and workspace, complemented by a separate utility room for added convenience. A cosy snug provides an additional reception area, perfect as a family room, home office or playroom, whilst a downstairs WC completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, served by a family bathroom.

Externally, the property benefits from a driveway providing off-road parking and access to the garage. To the rear, the enclosed garden enjoys a pleasant outlook across open fields, creating a wonderful setting for outdoor dining, family activities and relaxation.

Situated within easy reach of Hucknall's amenities, schools, transport links and countryside walks, this impressive detached home combines generous living space with a desirable semi-rural outlook. Early viewing is highly recommended.

## Entrance Porch

Accessed via UPVC entrance door leading into the porch with a door into the hallway.

## Hallway

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

## Kitchen/ Diner

Having wall and base units with work surfaces over, two radiators, window to the rear elevation, space for a cooker, inset stainless steel sink and drainer, space and plumbing for dishwasher, understairs storage and access to utility.

## Utility Room

Having space and plumbing for washing machine, space for fridge freezer, space and plumbing for tumble dryer.

## Snug

Having a radiator, UPVC French doors to the rear elevation and door to:-

## Downstairs W.C

Having low level W.C and wash hand basin.

## First Floor Landing

Having windows to the rear and side elevations.

## Bedroom One

Having window to the rear elevation and a radiator

## En Suite

Having low level W.C, vanity wash hand basin, window to the side elevation and walk-in shower.

## Bedroom Two

Having window to the front elevation and a radiator.

## Bedroom Three

Having window to the front elevation and a radiator.

## Bathroom

Having spot lights, obscured window, tiled flooring, mains fed walk-in shower, low level W.C, vanity wash hand basin, heated towel rail, a bath with mixer tap and wall mounted boiler.

## Outside

To the rear the garden has a patio seating area, outside tap, laid lawn section, borders inset with lavender and being fully enclosed.

To the front of the property is a driveway providing off road parking and leading to the garage which has double door.

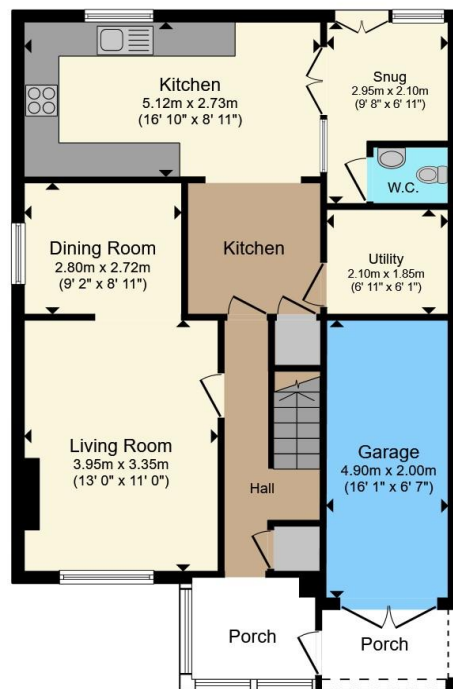
## Agents Note

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.

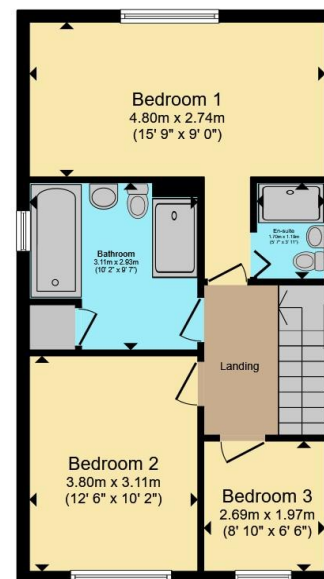








**Ground Floor**



**First Floor**

Total floor area 121.3 m<sup>2</sup> (1,306 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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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

Tenure: Freehold

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