

Walk Mill Drive
Hucknall Nottingham

burchell edwards

Walk Mill Drive
Hucknall Nottingham NG15 8BX

for sale
£360,000







Property Description

The ground floor comprises an entrance hallway with useful storage, a well-proportioned lounge featuring a gas fire, an extended dining room providing ample space for family meals and gatherings, a fitted kitchen with a range of units and integrated dishwasher, and a convenient downstairs WC.

To the first floor are four bedrooms, with the fourth currently utilised as a home office, making it ideal for modern family living or those working from home. The accommodation is served by a bathroom and a separate toilet, providing added practicality for busy households.

Outside, the property benefits from a driveway providing off-road parking and an attractive front garden with established shrub borders. The fully enclosed rear garden is a particular feature of the home, offering a patio seating area, lawn, established flower beds, water feature, raised decked seating area with feature lighting, and a dedicated entertainment space currently arranged as a bar area, perfect for hosting family and friends throughout the year.

A fantastic opportunity to purchase a well-maintained detached family home in a popular Hucknall location, early viewing is highly recommended.

Entrance Hallway

Composite entrance door providing access to the hallway, with stairs rising to the first floor, useful under-stairs storage cupboard, laminate flooring and one radiator.

Lounge

Accessed off the hallway, having a front facing uPVC double glazed window, one radiator and a gas fire.

Dining Room

Accessed off the hallway, this extended dining room provides ample space for dining and entertaining, having a rear facing uPVC double glazed window and two radiators.

Kitchen

Accessed off the hallway, having side and rear facing uPVC double glazed windows and a side facing composite door providing access to the side of the property. Fitted with a range of wall and base units with complementary work surfaces, sink and a half with mixer tap and drainer, built-in single dishwasher, space for a cooker, space and plumbing for a washing machine, and additional space for a tumble dryer.

Downstairs Wc

Accessed off the hallway, having a side facing obscured uPVC double glazed window, low level WC and wash hand basin.

Landing

Having a side facing uPVC double glazed window, loft access with a partially boarded loft space, and an airing cupboard housing the hot water tank.

Bedroom One

Having a front facing uPVC double glazed window and one radiator.

Bedroom Two

Having a rear facing uPVC double glazed window and one radiator.

Bedroom Three

Having a front facing uPVC double glazed window and one radiator.

Bedroom Four

Currently utilised as a home office, having a rear facing uPVC double glazed window and one radiator.

Bathroom

Having a side facing obscured uPVC double glazed window, corner bath and pedestal wash hand basin.

Separate Wc

Having a side facing obscured uPVC double glazed window, low level WC, pedestal wash hand basin with mixer tap, and a heated towel rail.

Front

The property is set back from the road behind a dropped kerb leading to a driveway providing off-road parking. The front garden is complemented by a mature shrub border, with gated side access leading to the rear of the property.

Rear Garden

Enjoying a fully enclosed rear garden with gated side access for bins, a patio seating area, laid lawn, established flower beds and an attractive water feature. The garden further benefits from a rear tap, multiple external power sockets, and a raised decking area with sleeper borders incorporating feature lighting. There is also a dedicated entertaining space, currently utilised as a bar and social area, making it ideal for outdoor gatherings and relaxation.

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.



















Total floor area 129.6 m² (1,395 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

burchell edwards

To view this property please contact Burchell Edwards on

T 0115 968 0528
E hucknall@burchelledwards.co.uk

64 High Street Hucknall
NOTTINGHAM NG15 7AX

EPC Rating: Awaited

Council Tax Band: C

Tenure: Freehold

check out more properties at burchelledwards.co.uk

The Property Ombudsman

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.