



Walk Mill Drive  
Hucknall Nottingham

burchell  
edwards

# Walk Mill Drive Hucknall Nottingham NG15 8BX

for sale offers over  
**£270,000**



## Property Description

To the front and side, the property boasts two driveways providing ample off-road parking for multiple vehicles, along with a garage and a beautifully maintained wrap-around garden offering plenty of outdoor space for relaxing and entertaining.

Inside, you'll find a welcoming entrance hall, lounge, kitchen and a dining room which flows seamlessly into the conservatory - a bright and airy space overlooking the garden. There is also a downstairs bedroom, currently used as a home office, plus a modern family bathroom on the ground floor.

Upstairs are two well-proportioned bedrooms, with the master bedroom benefiting from its own ensuite, adding a touch of comfort and convenience.

This beautifully presented home combines generous outdoor space with flexible living arrangements and excellent parking options - all within easy reach of Hucknall's local amenities, schools, transport links, and countryside walks.

## Entrance Hallway

Accessed via composite door leading into the hallway with understairs storage, stairs off to the first flooring and a radiator.

## Lounge

Having window to the side, a radiator, gas fire place and sliding doors to the rear leading out to the garden.

## Kitchen

Having wall and base units with work surfaces over, space and plumbing for washing machine, integrated dishwasher, inset sink, space for fridge freezer, double electric oven, five ring gas hob with extractor hood, glass splashback, window to the rear, composite door to the side and archway through to the dining area.

## Open Plan Diner/ Conservatory

The dining has carpet flooring, coving, a radiator.

To the conservatory is door to the side leading out to the garden, a radiator, windows to the side and rear elevation and carpet flooring.

## Bedroom Three/ Office

Having a radiator and window to the front.

## Bathroom

Having bath with mains fed shower over, chrome heated towel rail, tiled walls, pedestal wash hand basin, low level W.C and obscured window to the side.

## First Floor

## Bedroom One

Having window to the rear, a radiator, two built-in wardrobes and a built-in beauty table.

## En Suite

Having obscured window to the side, low level W.C, mains fed shower cubicle, a radiator, pedestal wash hand basin and storage cupboard.

## Bedroom Two

Having window to the front, a radiator and boiler.

## Outside

Externally the property sits on a corner plot with two separate driveways, a garage, outside tap and power sockets to the rear, laid lawn sections, hedge borders, mature trees and shrubs and a patio seating area.

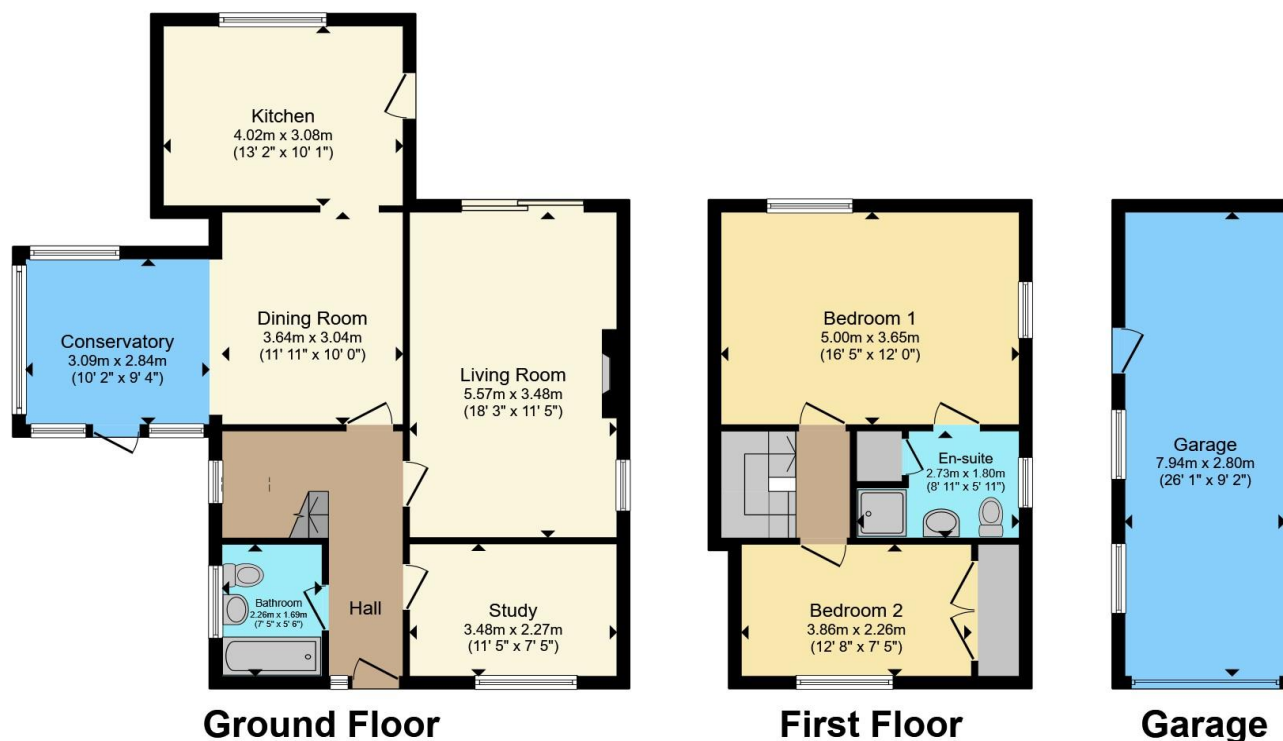
## Garage

Having up and over door with UPVC door to the side, two windows to the side, power and lighting.









Total floor area 134.9 m<sup>2</sup> (1,452 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)



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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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