



Brixham Road
Hucknall Nottingham

burchell
edwards

Brixham Road Hucknall Nottingham NG15 6JQ

for sale offers over
£300,000



Property Description

This extended family home offers space inside and out and must be viewed to be fully appreciated. Located in a popular residential area but giving easy access to schools, local shops and great transport links.

To the ground floor there is an entrance hallway, spacious lounge, kitchen, dining room and conservatory which overlooks a well-maintained rear garden.

On the first floor there are four bedrooms, three of which are double-sized and a further single room plus family bathroom.

Viewing is essential to fully appreciate the size and quality of home on offer.

Entrance Hallway

Entered into via UPVC front door with window to the side, stairs off to the first floor, a radiator and door to:-

Lounge

Having a feature fireplace with marble effect back and hearth and inset gas fire, central heating radiator, TV point and UPVC double-glazed bay window to the front.

Kitchen

Having a range of wall, base and drawer units with complimentary work surfaces over, inset one and a half bowl stainless steel sink and drainer with mixer tap over, integrated five-ring gas hob with cooker hood over, integrated electric oven, coving to the ceiling, built-in pantry cupboard, tiled flooring, UPVC double-glazed window to the rear and access to the dining room.

Dining Room

Having laminate flooring, coving to the ceiling, central heating radiator and UPVC double-glazed French doors leading into the conservatory.

Conservatory

Being of brick and UPVC construction with tiled flooring, central heating radiator and French doors leading out to the garden.

First Floor Landing

Having loft hatch.

Bedroom One

Having a range of built-in wardrobes, central heating radiator, coving to the ceiling and UPVC double glazed window to the front.

Bedroom Two

Having UOVC double glazed window to the rear and central heating radiator.

Bedroom Three

Having dual aspect windows with windows to the front and rear elevations, laminate flooring and central heating radiator.

Bedroom Four

Having built-in wardrobes, central heating radiator, coving to the ceiling and UPVC double glazed window to the front.

Bathroom

Having a three piece suite comprising of panelled bath with duel head mains fed shower over, low level W.C, vanity wash hand basin, built-in storage cupboard, tiled walls and flooring, heated towel rail and UPVC obscured window to the rear elevation.

Outside

To the front of the property is a lawned frontage with planted beds and borders, block paved driveway providing off road parking and access to the carport.

The enclosed rear garden is mainly laid to lawn with planted beds and borders, pond, paved patio area, fenced boundaries and outside lighting.

Carport

Having electric roller door, being block paved and able to drive through to the further parking to the rear and the garage.

Garage

Having electric door, power and lighting

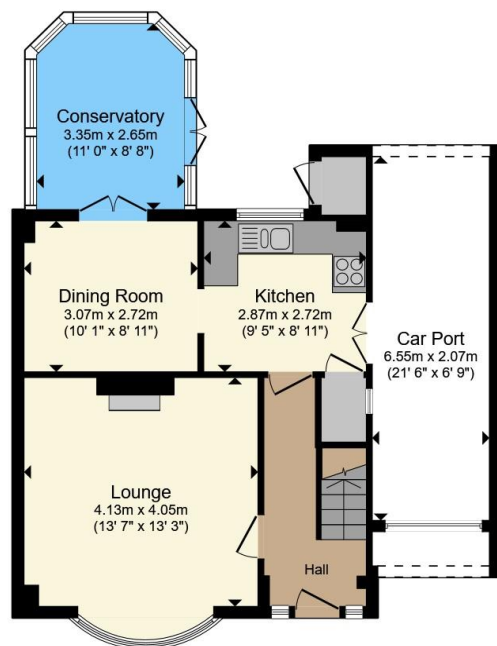
Agent Note

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.

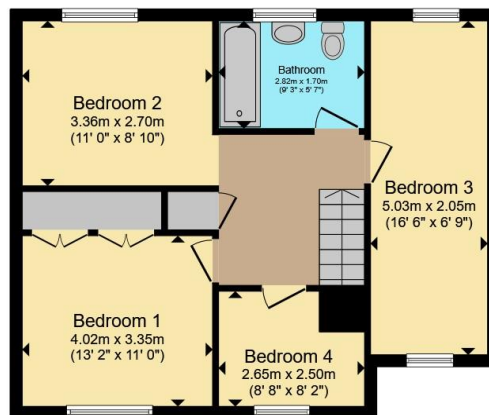




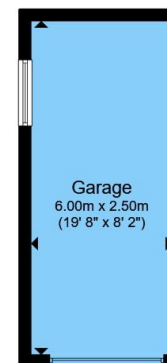




Ground Floor



First Floor



Garage

Total floor area 138.1 m² (1,487 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



To view this property please contact Burchell Edwards on

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

Tenure: Freehold

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