



Fox Meadow  
Hucknall Nottingham

burchell  
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# Fox Meadow Hucknall Nottingham NG15 6UZ

for sale offers over  
**£425,000**



## Property Description

This extended, versatile and well-maintained home offers everything a growing family could need—both inside and out.

Entering into the impressive central hallway provides access to a large lounge filled with natural light and offers an ideal space for relaxing or entertaining, with a separate family room/dining space close by, perfect for family meals and hosting guests.

The heart of the home is the stylish kitchen featuring a central island with breakfast bar, ample work surface and modern fittings — making it a fantastic social and culinary hub.

The ground floor also provides great flexibility with an office and additional double bedroom — ideal for multi-generational living, completing the ground floor is a modern family bathroom, finished to a high standard.

Upstairs, the property continues to impress with three spacious double bedrooms, each offering excellent proportions the master having a comprehensive range of wardrobes and storage plus an en-suite shower room. An additional contemporary shower room also serves this floor, creating a practical and comfortable layout for busy family routines.

Outside, the rear garden is a real highlight, featuring mature conifer borders for privacy. There is a substantial decking space perfect for summer entertaining, dining or relaxing outdoors plus generous lawns to the side and rear with babbling stream providing a picturesque view and attracting wildlife

## Entrance Hallway

Accessed via composite front door leading into the hallway with stairs off to the first floor, parquet flooring and two radiators.

## Lounge

Having windows to the rear and front elevations and three radiators.

## Dining /Family Room

Having French doors overlooking and leading out to the rear garden, window also to the rear and two radiators.

## Bedroom Two

Having a radiator and two window to the front elevation

## Kitchen/ Diner

Having windows to the rear and side elevation, door to the side elevation, wall and base units with work surfaces over, island, integrated dishwasher, double electric oven with five ring gas hob and extractor over, space and plumbing for washing machine, tiled flooring and a tall radiator.

## Study

Having a radiator and window to the front elevation.

## Bathroom

Having three piece suite comprising vanity wash hand basin, low level W.C, and panelled bath, radiator and heated towel rail, tiled flooring and two obscured windows to the rear elevation.

## First Floor Landing

Having a velux style window and loft access.

## Master Bedroom

Having a matching range of built in wardrobes and drawer units , velux windows to the front and rear elevation, radiator and eaves storage

## En Suite

Having mains fed corner shower cubicle, low level W.C, and pedestal wash hand basin, chrome heated towel rail and obscured window

## Bedroom Three

Having two windows to the front elevation and a radiator.

## Bedroom Four

Having two windows to the rear elevation and a radiator.

## Shower Room

Having a three piece suite comprising of low level W.C, vanity wash hand basin and shower cubicle. tiled flooring and obscured window to the rear elevation.

## Outside

To the front of the property is a driveway providing off road parking for multiple cars and access to the garage plus gate leading to the rear.

The enclosed rear garden is set on a generous garden plot with substantial decked patio area ideal for entertaining and further patio seating area, generous lawns and stream, outside power points and outside tap with hedge boundaries

## Double Garage

Having up and over doors, power and light









**Ground Floor**



**First Floor**

Total floor area 175.3 m<sup>2</sup> (1,887 sq.ft.) approx

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 Band: C

Tenure: Freehold

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