



Hunter Drive
Hucknall Nottingham

burchell
edwards

Hunter Drive Hucknall Nottingham NG15 6WL

for sale offers over
£400,000



Property Description

Upon entering, you are welcomed by a spacious entrance hallway which provides access to the ground floor accommodation. There is a convenient downstairs WC, a bay-fronted sitting room, and a separate lounge offering excellent versatility for modern family living. The heart of the home is the spacious fully fitted kitchen/diner, providing ample space for both dining and entertaining, with French doors opening onto the rear garden. A useful utility room is located just off the kitchen, adding further practicality.

To the first floor, the property offers four generous double bedrooms, with the impressive master bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom.

Externally, the property boasts a double garage, driveway parking for multiple vehicles and an EV charging point. The enclosed rear garden is predominantly laid to lawn with attractive flower borders, creating a wonderful space for families to enjoy and entertain.

Combining spacious accommodation, a peaceful cul-de-sac location, excellent nearby schooling and modern conveniences, this outstanding family home is sure to appeal to a wide range of buyers.

Entrance Hallway

Accessed via composite door leading into the hallway with stairs off to the first floor.

Downstairs W.C

Having low level W.C, wash hand basin, tiled flooring and a radiator.

Snug/Playroom

Having bay window to the front elevation and a radiator,

Lounge

Having French doors to the rear elevation, electric fireplace and a radiator.

Kitchen/ Diner

Having French doors to the rear elevation, window to the rear elevation, tiled flooring, two radiators, wall and base units with work surfaces over, five ring gas hob with stainless steel splashbacks, extractor fan, inset one and a half bowl sink and drainer with mixer tap over, integrated fridge freezer and integrated dishwasher,

Utility Room

Having composite door to the side elevation, space and plumbing for a washing machine and tumble dryer and a radiator.

First Floor Landing

Having cupboard housing the water tank, loft access and a radiator.

Bedroom One

Having window to the front elevation and a radiator,

En Suite

Having tiled flooring, mains fed shower cubicle, low level W.C, pedestal wash hand basin, obscured window to the side elevation, a radiator and spot lights.

Bedroom Two

Having window to the rear elevation and a radiator.

Bedroom Three

Having window to the rear elevation, a radiator and built-in wardrobes.

Bedroom Four

Currently being used as an office with window to the front elevation and a radiator.

Bathroom

Having tiled flooring, mains fed shower cubicle and separate bath, pedestal wash hand basin, low level W.C, obscured window to the rear elevation and spot lights.

Outside

To the front of the property is a driveway providing off road parking with an EV charger, lawned frontage and leading to a double integral garage which houses the boiler.

To the rear the garden is mainly laid to lawn with outside tap, borders inset with flower, fully enclosed by fencing and gated side access.

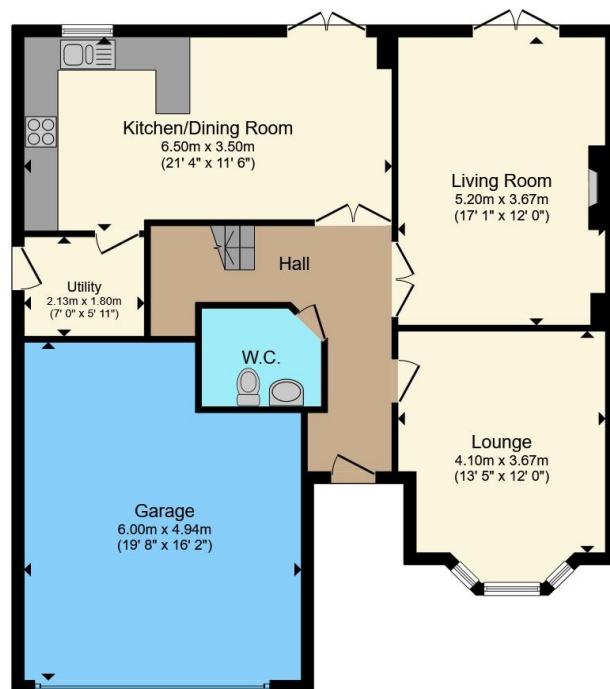
Agent Note

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.

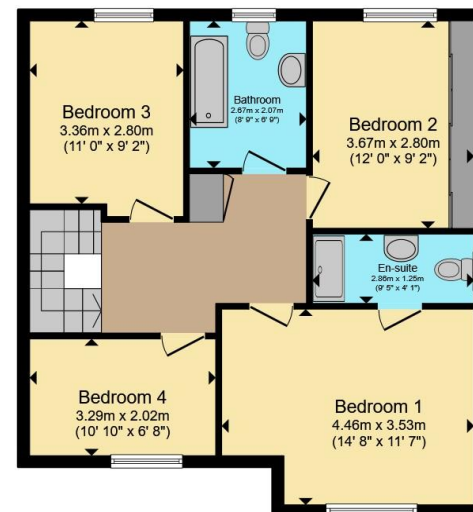








Ground Floor



First Floor

Total floor area 169.2 m² (1,822 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

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

64 High Street Hucknall
NOTTINGHAM NG15 7AX

EPC Rating: B Council Tax
Band: E

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/HUK105163



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HUK105163 - 0005