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hucknall
nottingham
NG15 7HJ

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Sales & Lettings

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**17 BROOKFIELD AVENUE
HUCKNALL
NOTTINGHAMSHIRE
NG15 6FD**



OFFERS OVER £300,000

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ.

TENURE

Freehold

- Semi Detached Property
- Four Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Good Sized Garden
- Integrated Garage and Driveway For Off Street Parking
- Viewing Highly Recommended

17 BROOKFIELD AVENUE, HUCKNALL, NOTTINGHAMSHIRE

Need2View are delighted to bring to market this **STUNNING** and **SPACIOUS**, four bedroom, two bathroom, semi detached property, located on a quiet street in the sought after town of Hucknall in Nottinghamshire.

To the ground floor the property has a spacious living room, dining area, kitchen and garden room, whilst the first floor has four good sized bedrooms and two bathrooms. To the rear of the property there is a good sized, enclosed garden and to the front there is an integrated garage and driveway providing off street parking.

Entrance door into:

HALLWAY

With oak stairs to the first floor landing, access to the ground floor rooms, radiator, power and ceiling light points.



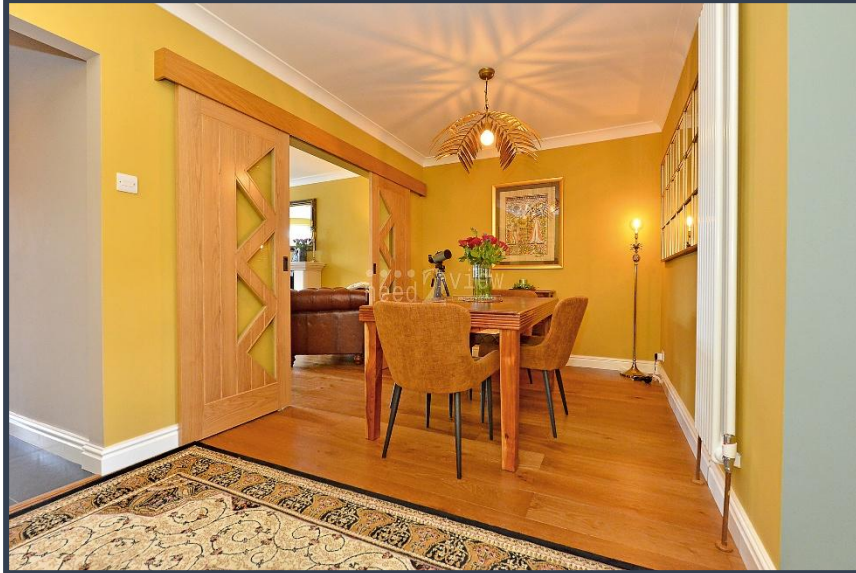
LOUNGE

14'4" x 10'5" A spacious family room with UPVC double glazed window to the front with fitted wooden shutter blinds, oak sliding doors into the dining area, solid oak flooring, feature fireplace, radiator and power points.



DINING ROOM

16'5" x 8'6" With open access to the kitchen, solid oak flooring, radiator, power and ceiling light points.



KITCHEN

15'2" x 7'3" Fitted with a range of bespoke, hand built, solid wood wall and base units with coordinating work surfaces, integrated fridge, integrated dishwasher, integrated oven, four ring gas hob, extractor fan, one and a half bowl single drainer granite sink with mixer tap, underfloor heating, open access to the garden room, UPVC double glazed window to the rear, power points and ceiling spotlights.



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GARDEN ROOM

11'4" x 7'7" With UPVC patio doors to the rear garden, underfloor heating, power points and ceiling spotlights.



FIRST FLOOR LANDING

With access to all the bedrooms (oak doors) and both bathrooms, carpet flooring, ceiling light point.

BEDROOM ONE

14'7" x 11'1" With UPVC double glazed window to the front, fitted wooden shutter blinds, radiator, power and ceiling light points.



BEDROOM TWO

12'0" x 9'11" With UPVC double glazed window to the rear, radiator, power and ceiling light points.



BEDROOM THREE

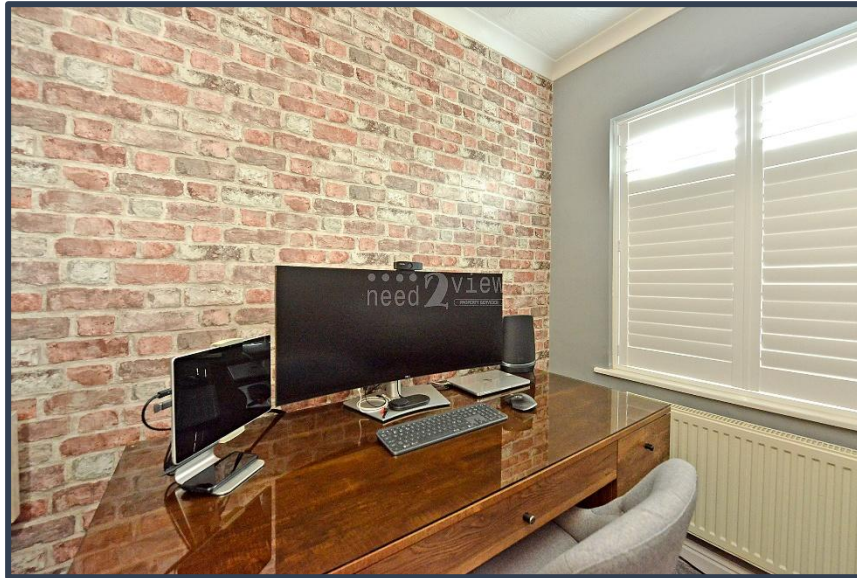
11'0" x 10'1" With UPVC double glazed window to the front, fitted wooden shutter blinds, radiator, power and ceiling light points.



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BEDROOM FOUR

8'0" x 6'0" With UPVC double glazed window to the front, fitted wooden shutter blinds, radiator, power and ceiling light points.



FAMILY BATHROOM

11'2" x 8'3" White suite comprising of a wash hand basin, W.C and panelled bath, part wall tiling, porcelain Villeroy Boch tiled flooring, UPVC double glazed window to the rear, radiator and ceiling spotlights.



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SHOWER ROOM

5'10" x 5'2" White suite comprising of a wash hand basin built into vanity unit, W.C. and shower cubicle, fully tiled walls, new Aqualisa shower, UPVC double glazed window to the rear, radiator and ceiling spotlights.



OUTSIDE

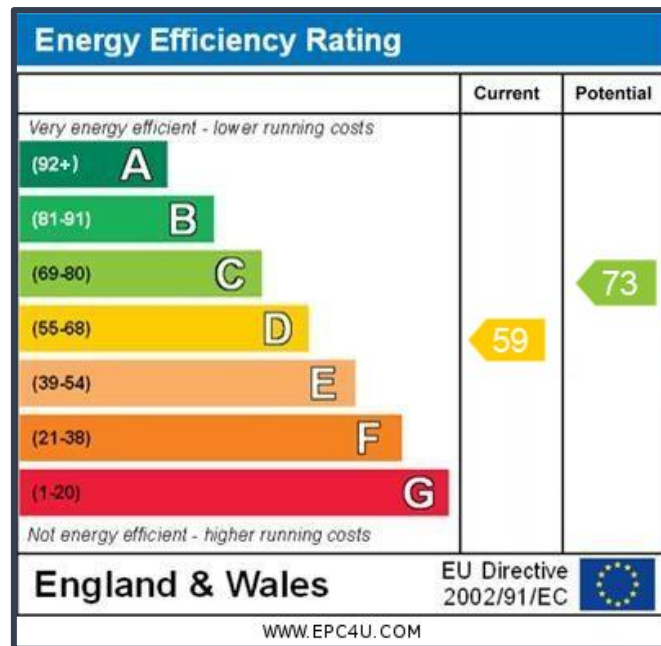
To the rear of the property there is a good sized, well maintained garden with a section of lawn, raised planted borders and patio area, external power points for lighting and general use, all enclosed with fences and to the front there is a driveway providing off street parking.



GARAGE

23'4" x 11'10" Integrated garage with electric remote roller door, power and plumbing, insulated.

EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Ashfield District Council

Council Tax Band – B

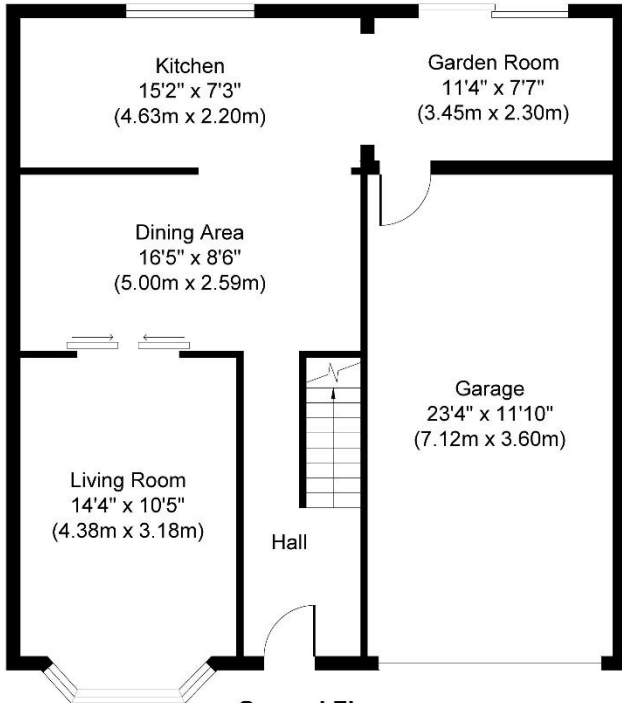
Primary School – Butlers Hill Infant and Nursery School/Broomhill Junior School

Secondary School – The Holgate Academy

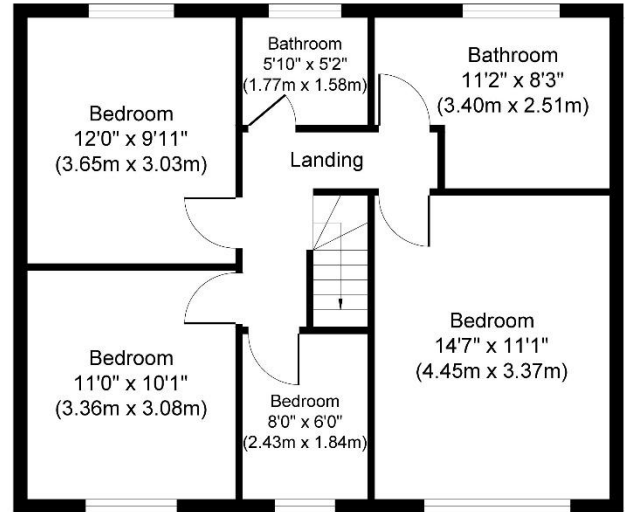
Stamp Duty on Asking Price: £5000 (Additional costs may apply if being purchased as a second property)

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FLOOR PLAN



Ground Floor
Approximate Floor Area
888 sq. ft
(82.47 sq. m)



First Floor
Approximate Floor Area
651 sq. ft
(60.44 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.