



Kelham Drive  
Nottingham

burchell  
edwards



## Property Description

The ground floor comprises a contemporary kitchen, convenient downstairs WC, and a cosy snug with access to the rear garden, creating the perfect space for relaxing or entertaining.

To the first floor, the generous master bedroom benefits from its own ensuite shower room, providing a private and comfortable retreat.

The second floor offers two bedrooms along with a modern family bathroom.

Externally, the property enjoys a fully enclosed rear garden, ideal for outdoor dining and family enjoyment, together with allocated parking for added convenience.

Ideally situated for commuters, the property also provides excellent transport links and easy access to Nottingham City Centre and local amenities.

## Entrance Hallway

Accessed via composite door leading into the hallway with built-in mat, a radiator and stairs to the first floor.

## Snug

Having window to the front elevation and a radiator.

## Kitchen

Having wall and base units with work surfaces over, Amtico tiled flooring, a radiator, breakfast bar, electric oven and gas hob with extractor over, space and plumbing for washing machine and dishwasher, space for fridge freezer, inset stainless steel sink and drainer with mixer tap over, sliding door to the rear leading out to the garden and window to the rear elevation.

## Downstairs W.C

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

## First Floor Landing

Having a radiator.

## Lounge

Having UPVC doors to the rear elevation and two radiators.

## Bedroom One

Having two windows to the front elevation, a radiator and access to the en suite.

## En Suite

Having mains fed shower, low level W.C, Karndean flooring, pedestal wash hand basin and a radiator.

## Second Floor

## Bedroom Two

Having two windows to the front elevation and a radiator.

## Bedroom Three

Having a window to the rear elevation and a radiator.

## Bathroom

Having obscured window to the rear elevation, a radiator, panelled bath, mains fed shower, low level W.C and a wash hand basin.

## Outside

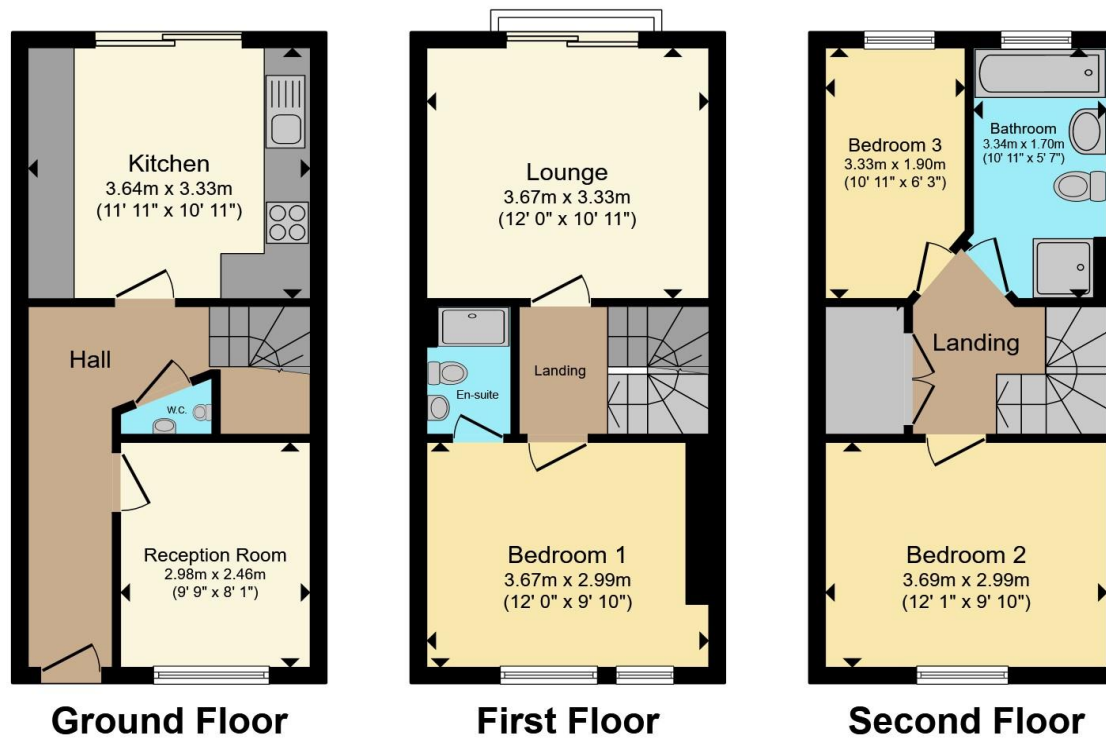
To the front of the property is a pathway leading to the entrance with bushes and an allocated parking space.

To the rear the garden has a patio seating area, laid lawn section, a shed, outside tap, bush borders, rear access and is fully enclosed.









Total floor area 90.5 m<sup>2</sup> (974 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)



To view this property please contact Burchell Edwards on

**T 0115 968 0528**  
**E [hucknall@burchelledwards.co.uk](mailto:hucknall@burchelledwards.co.uk)**

64 High Street Hucknall  
 NOTTINGHAM NG15 7AX

EPC Rating: B Council Tax  
 Band: C

Tenure: Freehold

**check out more properties at [burchelledwards.co.uk](http://burchelledwards.co.uk)**



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](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HUK105152 - 0003