



Falcon Way
Hucknall Nottingham

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Falcon Way Hucknall Nottingham NG15 8HH

for sale offers over
£350,000



Property Description

Situated behind a gated frontage, this beautifully presented four-bedroom detached home offers spacious and versatile accommodation, perfect for modern family living. Boasting a generous kitchen diner, separate lounge, utility room, downstairs WC and four well-proportioned bedrooms, the property combines practicality with style throughout.

The heart of the home is the impressive kitchen diner, providing an ideal space for both everyday living and entertaining, with French doors opening directly onto the rear garden. The bright and airy lounge benefits from a charming bay window to the front and additional French doors to the rear, creating a wonderful flow of natural light.

Upstairs, the principal bedroom enjoys fitted wardrobes and a modern en-suite shower room, while bedroom two also benefits from built-in wardrobes. Two further bedrooms are served by a contemporary family bathroom featuring a mains-fed walk-in shower.

Externally, the property continues to impress with a gated tarmac driveway providing ample off-road parking, an EV charging point and access to the garage.

The fully enclosed rear garden offers a fantastic outdoor space for families and entertaining alike, featuring two patio seating areas, a laid lawn and convenient side access.

Entrance Hallway

Accessed via a composite front door, having a tiled floor, staircase rising to the first-floor accommodation and one radiator.

Lounge

Having a front-facing bay window and rear-facing French doors providing access to the rear garden, with one radiator.

Downstairs Wc

Having a low-level WC, vanity wash hand basin and tiled flooring.

Kitchen Diner

Having rear-facing French doors leading to the rear garden and a rear-facing window, fitted with a range of wall and base units, sink and a half with drainer, built-in electric double oven, five-ring gas hob with extractor hood over, space for a fridge freezer, space and plumbing for a dishwasher, under-stairs storage cupboard, tiled flooring and access through to the utility room.

Utility

Having a base unit with work surface, space and plumbing for a washing machine, space for a tumble dryer, housing the boiler, tiled flooring and a composite door providing access to the side of the property.

Landing

Bedroom One

Having a rear-facing UPVC double glazed window, one radiator and a built-in wardrobe.

En-Suite

Having a rear-facing obscured UPVC double glazed window, tiled flooring, a mains-fed walk-in shower, low level WC, pedestal wash hand basin and a heated towel rail.

Bedroom Two

Having a front-facing UPVC double glazed window, one radiator and built-in wardrobes.

Bedroom Three

Having a rear-facing UPVC double glazed window and one radiator.

Bedroom Four

Having a front-facing UPVC double glazed window and one radiator.

Family Bathroom

Having a front-facing obscured UPVC double glazed window, tiled flooring, a mains-fed walk-in shower, low level WC, vanity wash hand basin and a heated towel rail.

Exterior

To the front of the property is a gated entrance with a tarmac driveway providing off-road parking, complete with an EV charging point and leading to the garage. To the rear, the garden is fully enclosed and benefits from side access for bins, two patio seating areas and a laid lawn.







To view this property please contact Burchell Edwards on

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64 High Street Hucknall
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EPC Rating:
Awaited

Council Tax
Band: D

Tenure: Freehold

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Property Ref: HUK105325 - 0001