



High Leys Road
Hucknall NOTTINGHAM

burchell
edwards

High Leys Road Hucknall NOTTINGHAM NG15 6EZ

for sale offers in the region of
£300,000



Property Description

This spacious detached home must be viewed to be fully appreciated,

The property comprises of Entrance hallway, spacious lounge, separate dining room, kitchen and snug/study area overlooking the rear garden.

To the first floor there are three double bedrooms a generous landing space and family bathroom.

Outside, there is a driveway proving off road parking for multiple vehicles and front garden area, whilst the enclosed easy maintenance rear garden is fully decked and provides a great outdoor entertaining area.

Being located with easy access to local amenities, great transport links, bus stops and schools, this is a lovely family home with everything on your doorstep.

Entrance Hallway

Entered into via composite front door and having stairs to the first floor, laminate flooring and central heating radiator

Lounge

Having feature fireplace with inset gas fire, wood surround and marble effect back and hearth, upvc double glazed window to the front and side elevations, picture rail, laminate flooring and central heating radiator

Dining Room

With built in storage cupboard, laminate flooring, upvc double glazed window to the front elevation, picture rail and two central heating radiators.

Kitchen

Fitted with a range of wall and base units with complimentary worksurface over inset stainless steel sink and drainer with mixer tap, integrated electric oven and hob with stainless steel chimney style extractor hood over, integrated fridge and freezer, space and plumbing for washing machine and dishwasher, tiled splashbacks, built in pantry cupboard with window housing combination central heating boiler and upvc door and window to the side elevation

Snug

Having upvc double glazed French doors leading out to the rear and coving to ceiling

First Floor

Landing Area

Having laminate flooring and loft hatch and giving access to :-

Bedroom One

Having upvc double glazed window to the front elevation, laminate flooring and central heating radiator

Bedroom Two

Having upvc double glazed window to the front elevation, laminate flooring and central heating radiator

Bedroom Three

Having upvc double glazed window to the rear elevation, laminate flooring and central heating radiator

Bathroom

Fitted with a three piece suite comprising of panelled bath with mains fed shower over, low level WC and pedestal wash hand basin, tiled splashbacks, radiator and Velux style window

Outside

To the front of the property is a driveway providing off road parking with additional garden area which is laid to lawn.

The rear garden is fully decked with fence boundaries and garden shed

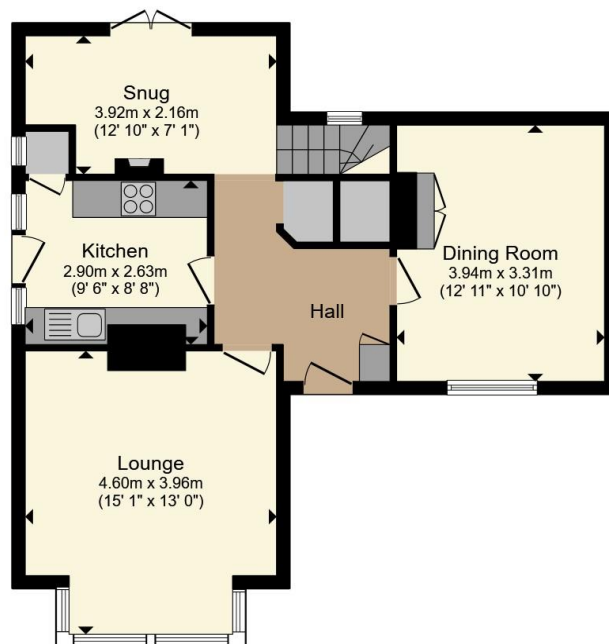
Agents Note

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.

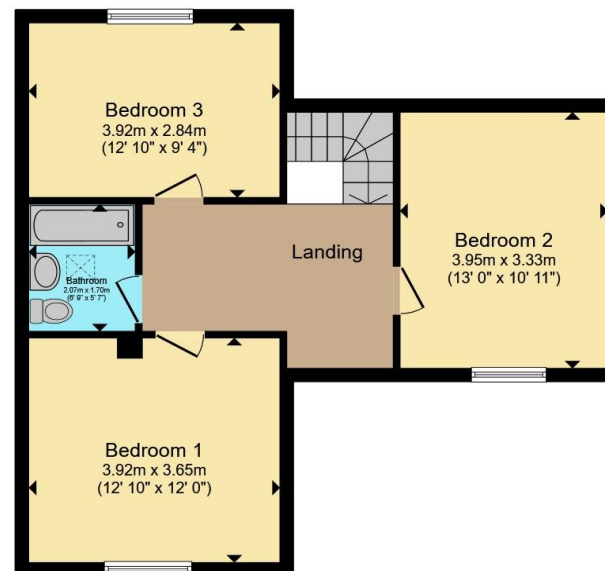








Ground Floor



First Floor

Total floor area 116.0 m² (1,248 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

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64 High Street Hucknall
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/HUK104332



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