Charnwood Grove
Hucknall Nottingham

burchell edwards

Charnwood Grove
Hucknall Nottingham NG15 6QL

for sale
£230,000

Property Description

Set behind a gated frontage, the property enjoys an attractive approach and a sense of privacy from the outset. The entrance hall leads through to a bright and welcoming bay-fronted lounge, where natural light floods the space, creating a comfortable setting for everyday living.

To the rear of the property is a spacious kitchen diner, providing plenty of room for both cooking and family meals. Beyond this, a generous conservatory spans the rear of the home and enjoys delightful views across the garden, offering a versatile living space that can be utilised as a second sitting area, dining room, or home office.

The first floor accommodates two well-proportioned bedrooms and a modern shower room, providing practical and comfortable living accommodation throughout.

Outside, the enclosed rear garden offers a pleasant space to relax and entertain, while on-street parking is available within the cul-de-sac.

Positioned in a sought-after residential location, this well-maintained home combines character, space, and convenience, making it a fantastic opportunity for a wide range of buyers.

Entrance Hallway

Having a composite front door, a radiator, stairs and an understairs storage cupboard.

Lounge

Having a UPVC double glazed bay fronted feature window, gas fire and decorative surround, and double radiator.

Kitchen Diner

Consisting of wall and base units with wooden work tops, stainless steel sink and draining board with mixer tap, electric oven and gas hob, built in fridge freezer, built in dishwasher, wine cooler and pantry.

Conservatory

Accessed via the kitchen with French doors over looking the rear garden.

First Floor Landing

Bedroom One

Having a front facing UPVC double glazed window, built in wardrobed, draws, beauty table, and a radiator.

Bedroom Two

Having two rear facing UPVC double glazed window, and two radiators.

Shower Room

Having a mains fed shower, a chome heated towel rail, vanity sink, tile floor and a side facing UPVC double glazed obscured window.

Wc

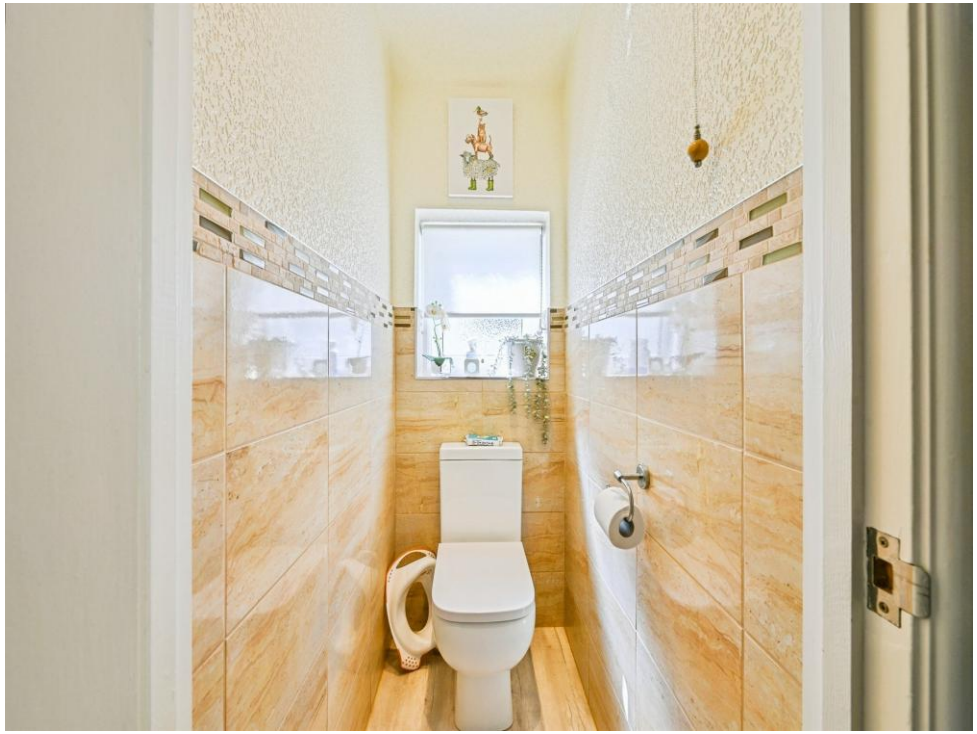
having a low level flush and side facing UPVC double glazed obscured window

Exterior

To the front is a gated gravelled garden a walled and fenced boundary. On road parking is available to the front. To the rear is side access, mainly laid lawn, patio seating area, tap, shed and is fully enclosed.

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.



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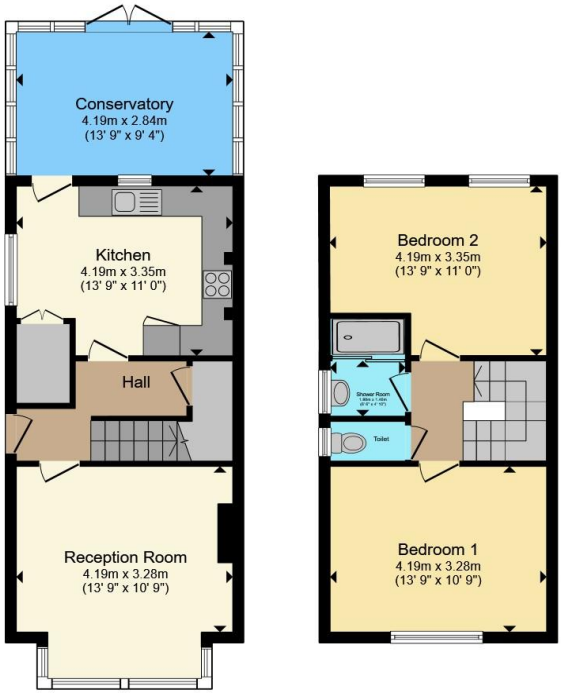

Ground Floor **First Floor**

Total floor area 89.4 m² (962 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

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

64 High Street Hucknall
NOTTINGHAM NG15 7AX

EPC Rating: E

Council Tax
Band: B

Tenure: Freehold

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