



Ethel Avenue  
Hucknall Nottingham

burchell  
edwards



### Property Description

The property welcomes you into a bright and inviting entrance hall, leading through to a spacious lounge positioned to the left-an ideal space for relaxing and unwinding.

From here, the home flows seamlessly into a recently fitted, contemporary kitchen, thoughtfully designed with a range of integrated appliances. The kitchen opens into a stylish dining area, creating a sociable open-plan layout perfect for both everyday living and entertaining. Patio doors from the dining space allow natural light to flood in and provide direct access to the rear garden.

The garage offers excellent practicality, with multiple access points including internal access via a UPVC door from the kitchen, an external UPVC door to the rear garden, and double doors to the front of the property.

To the first floor, the property offers three well-proportioned bedrooms. Bedroom two benefits from a range of newly fitted built-in wardrobes, providing excellent storage. The recently updated family bathroom is finished to a modern standard and features an L-shaped bath with an electric power shower over, wash basin, WC, and a mirrored storage unit.

Externally, the property enjoys established gardens to both the front and rear.

The rear garden provides a great outdoor space for relaxing and entertaining, complete with a recently installed gazebo over the patio area-perfect for enjoying the garden throughout the year.

### Entrance Hallway

Entered into via UPVC front door with stairs leading to the first floor, understairs storage cupboard, central heating radiator and laminate flooring.

### Lounge

A bright and spacious lounge featuring a UPVC double glazed window to the front elevation, allowing plenty of natural light. The room is finished with laminate flooring and a central heating radiator, and benefits from an open aspect leading through to the kitchen/dining area, creating a sociable and flowing living space.

### Kitchen Diner

Recently refitted kitchen comprising a range of wall, base and drawer units with wood block work surfaces over and an inset sink with mixer tap. Integrated appliances include a microwave, fridge freezer, dishwasher and washing machine, along with an electric induction hob and stainless steel extractor hood over.

Additional features include a built-in pantry cupboard and a vertical radiator. UPVC French doors lead out to the rear garden, with further UPVC windows to the rear and side elevations. There is also a UPVC door providing internal access to the garage.

### First Floor Landing

Having UPVC double glazed window to the side elevation and loft hatch.

### Bedroom One

Bedroom one is positioned to the front of the property and features a UPVC double glazed window to the front elevation and a central heating radiator.

## Bedroom Two

Having central heating radiator, UPVC double glazed window to the rear elevation and built-in wardrobes.

## Bedroom Three

Having UPVC double glazed window to the front, laminate flooring, central heating radiator and over stairs storage.

## Bathroom

Having a three piece suite comprising of a bath with electric shower over, pedestal wash hand basin and low level W.C, tiled splashbacks, tiled flooring, spot lights, extractor fan, central heating radiator and built-in airing cupboard.

## Outside

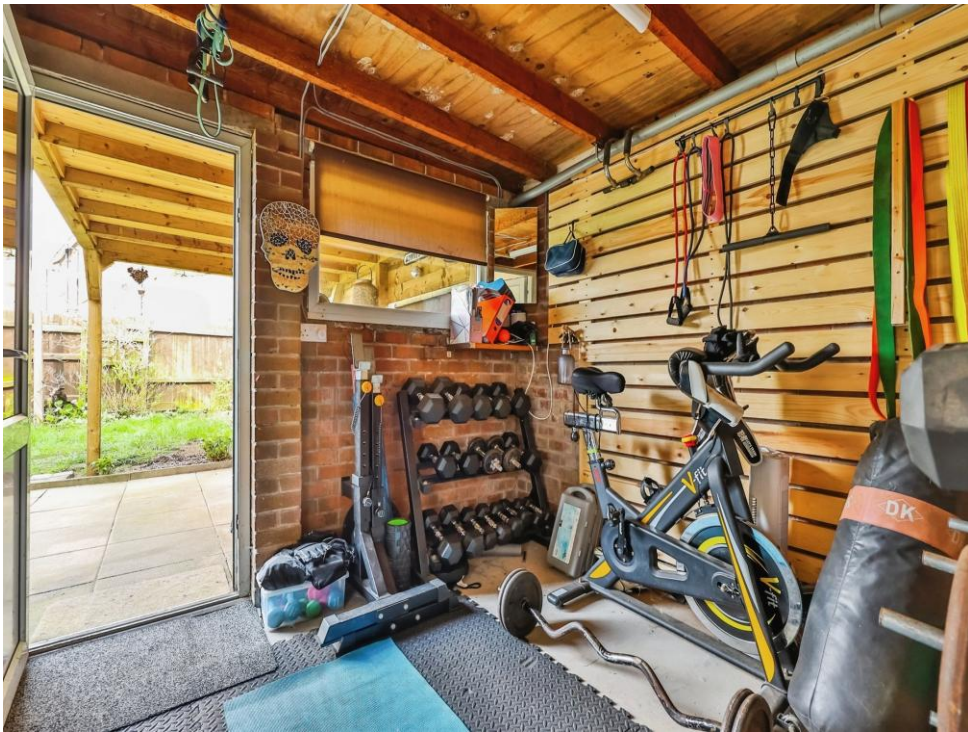
To the front of the property is a driveway, decorative lawn area and access to the garage.

The enclosed rear garden has a paved patio area with covered gazebo, lawned section, outside tap and fenced boundaries.

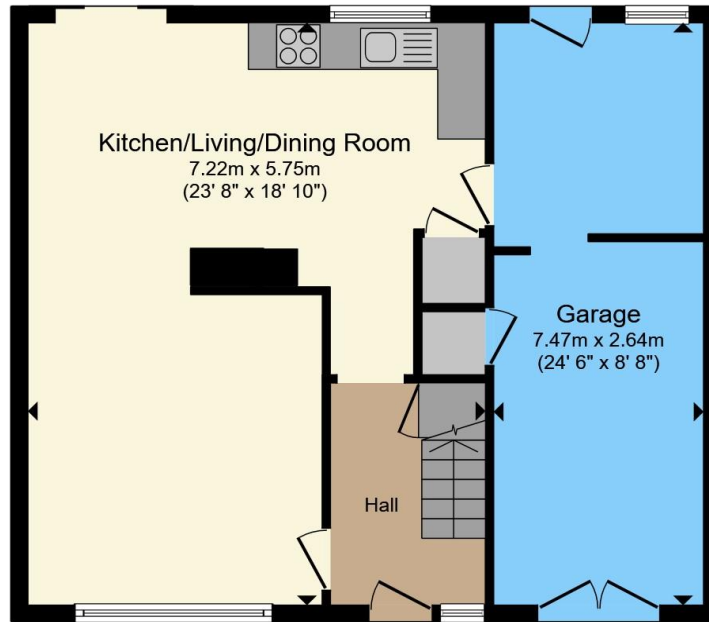
## Garage

The garage has been converted into two separate sections. The front part has double opening doors with power, lighting and provides storage. The rear section is currently being used as a gym with door leading out to the garden.

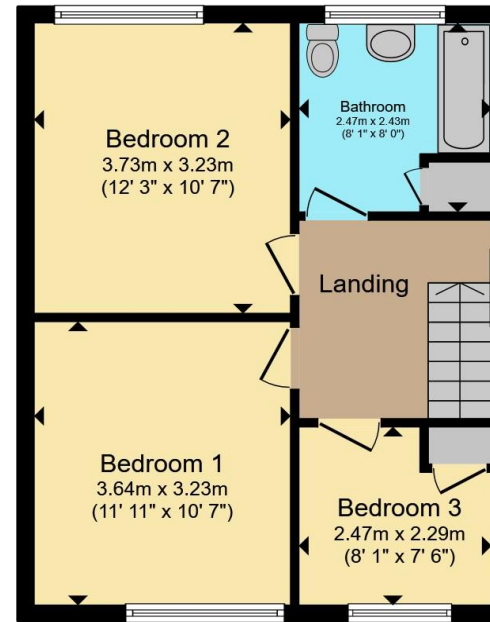








**Ground Floor**



**First Floor**

Total floor area 106.4 m<sup>2</sup> (1,145 sq.ft.) approx

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EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

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