



Burberry Avenue  
Hucknall Nottingham

burchell  
edwards

# Burberry Avenue Hucknall Nottingham NG15 7EZ

for sale offers over  
**£260,000**



## Property Description

The ground floor features a welcoming entrance hallway, a modern kitchen diner, and a bright open-plan lounge diner, creating the perfect space for family living and entertaining. There's also a convenient downstairs WC.

Upstairs, you'll find three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room, along with a contemporary family bathroom.

Outside, the property boasts a driveway and garage, providing ample off-street parking, and a private rear garden ideal for relaxing or hosting guests.

Situated close to local amenities, schools, and transport links, this lovely home is perfect for families or professionals seeking modern comfort and convenience.

## Entrance Hallway

Accessed via composite door leading into the hallway with obscured window to the front elevation, stairs off to the first floor and a radiator.

## Downstairs W.C

Having low level W.C, obscured window to the side elevation, a radiator and pedestal wash hand basin.

## Lounge

10' x 12' 5" Plus recess ( 3.05m x 3.78m Plus recess )  
Having bay window to the front elevation, electric fireplace, a radiator and being open with the dining room.

## Dining Room

10' x 9' 1" ( 3.05m x 2.77m )  
Having UPVc door to the rear, a radiator and door to the kitchen.

## Kitchen

8' 11" Max x 16' 1" Max 2.72m Max x 4.90m Max )  
Having tiled flooring, a radiator, window to the rear elevation, door to the side elevation, wall and base units with work surfaces over, gas hob, electric oven, extractor fan, inset sink and a half, space and plumbing for washing machine and dishwasher, space for a fridge and freezer.

## First Floor Landing

Having an airing cupboard and loft access.

## Bedroom One

10' 4" x 10' 4" ( 3.15m x 3.15m )  
Having window to the front elevation, a radiator and built-in storage cupboard.

## En Suite

Having a mains fed shower, vanity wash hand basin, low level W.C and obscured window to the front elevation.

## Bedroom Two

8' 7" x 10' 2" ( 2.62m x 3.10m )  
Having window to the rear elevation and a radiator.

## Bedroom Three

9' 1" x 7' 1" ( 2.77m x 2.16m )  
Having window to the rear elevation and a radiator.

## Bathroom

Having a bath, a radiator, obscured window to the side elevation, low level W.C and pedestal wash hand basin.

## Outside

To the front of the property is a gravelled frontage with paved path leading to the entrance. To the side is a driveway leading to a garage with up and over door.

To the rear the garden is mainly laid to lawn, fully enclosed, outside power sockets, outside tap, side access





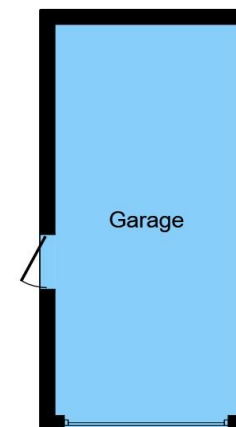




**Ground Floor**



**First Floor**



**Garage**

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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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