



Broxtowe Drive  
Hucknall Nottingham





### Property Description

To the front, a bay-fronted lounge provides a bright and welcoming area to relax, leading from an inviting entrance hallway with stairs rising to the first floor. There's a separate dining room ideal for family meals or entertaining, and a modern fitted kitchen positioned to the rear, offering plenty of storage and workspace with access out to the rear garden.

Upstairs, the property boasts three well-proportioned bedrooms and a contemporary family bathroom.

Outside, the rear garden offers a private space for outdoor dining or play, while the front of the property presents attractive kerb appeal.

### Entrance Hallway

Accessed via composite door leading into the hallway with stairs off to the first floor, a radiator and understairs storage cupboard.

### Lounge

Having bay window to the front elevation, laminate flooring and a radiator.

### Dining Room

Having laminate flooring, windows to the side and rear elevations, a radiator and log burner.

### Kitchen

Having UPVC door to the side elevation, window to the side elevation, wood effect tiled flooring, wall and base units with wooden work surfaces over, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, space for cooker, stainless steel splashbacks and extractor.

### First Floor

#### Bedroom One

Having window to the front elevation, a radiator and laminate flooring.

#### Bedroom Two

Having window to the rear elevation, a radiator and laminate flooring.

#### Bedroom Three

Having window to the side elevation, a radiator and laminate flooring.

### Bathroom

Having a bath with mixer tap over, laminate flooring, window to the side elevation, chrome heated towel rail, low level W.C, vanity wash hand basin and spot lights.

### Outside

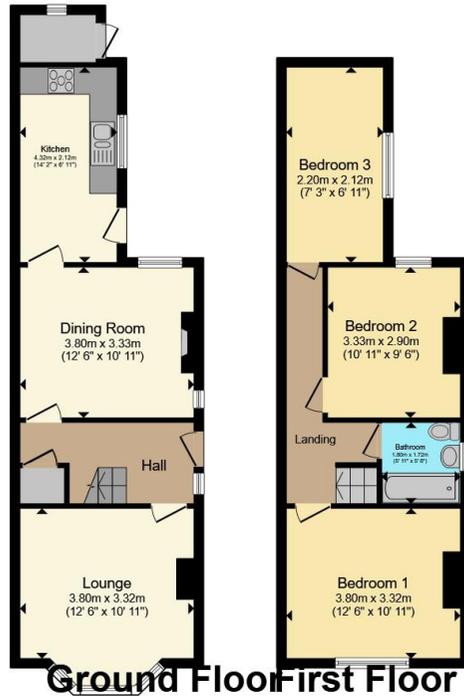
To the rear the garden has a patio seating area, outside tap, access for bins, fully enclosed, gravelled area, laid lawn section and tree borders.

To the front is a lawn frontage.









Total floor area 87.5 m<sup>2</sup> (942 sq.ft.) approx

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EPC Rating: Awaited  
 Council Tax Band: B

Tenure: Freehold

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