



Brownlow Drive
Nottingham

burchell
edwards



Property Description

Upon entering the property, you are welcomed by a spacious entrance hallway that leads through to a large lounge diner, offering an excellent open-plan living and entertaining space. The lounge diner further benefits from access to a conservatory, creating an additional reception area with views over the rear garden. The breakfast kitchen is well-appointed with ample storage and workspace, perfect for everyday living, and is complemented by a separate utility room which also houses a convenient ground floor WC.

To the first floor, there are four well-proportioned bedrooms, with the master bedroom benefiting from its own en suite shower room. The remaining bedrooms are served by a particularly spacious family bathroom, fitted to accommodate the needs of a growing family.

Externally, the property boasts a fully enclosed rear garden, offering a private and secure outdoor space, and enjoys the added advantage of backing directly onto a park, providing a pleasant outlook and a sense of openness.

Viewing is highly recommended to fully appreciate the size, layout, and enviable position of this impressive family home.

Entrance Hallway

Accessed via UPVC front door leading into the hallway with tiled flooring, a radiator and stairs off to the first floor.

Lounge/ Diner

Having bay window to the front elevation, two radiators, sliding doors to the rear giving access into the conservatory and herringbone oak flooring.

Conservatory

Having French doors to the rear elevation, a radiator and tiled flooring.

Kitchen

Having a pantry, French doors to the rear elevation, window to the side elevation, wall and base units with half solid oak work surfaces and half granite work surfaces over, tiled flooring, two radiators, Belfast sink with mixer tap, window to the rear elevation, integrated dishwasher, integrated fridge and freezer and space for cooker with extractor.

Second Reception Room/ Study

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

Utility/ W.C

Having low level W.C, space and plumbing for washing machine, inset sink with taps, tiled flooring and walls units.

First Floor Landing

Having airing cupboard and loft access.

Bedroom One

Having window to the front elevation and a radiator.

En Suite

Having airing cupboard housing the boiler, low level W.C, vanity wash hand basin, mains fed walk-in shower and tiled walls.

Bedroom Two

Having window to the rear elevation and a radiator.

Bathroom

Having a mains fed walk-in shower, pedestal wash hand basin, chrome heated towel rail, low level W.C, two obscured windows to the rear elevation, tiled flooring, tiled walls and bath with mixer tap over.

Outside

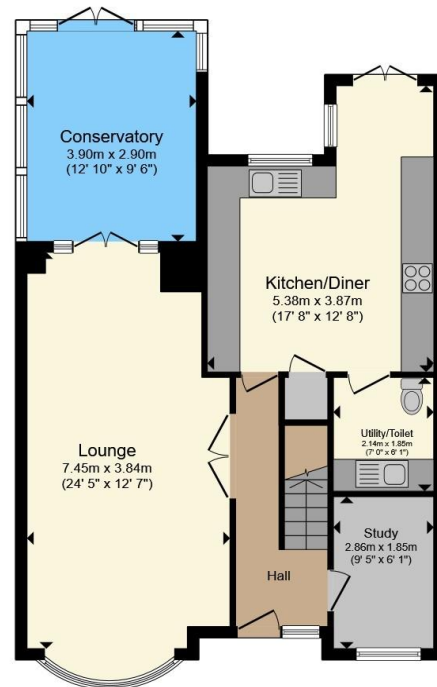
To the front of the property is a driveway providing off road parking.

To the rear the garden has gated side access, outside tap, bush border, acers and fruiting cherry tree and is fully enclosed.

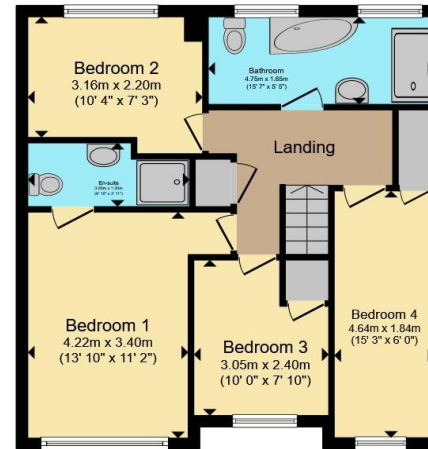








Ground Floor



First Floor

Total floor area 136.7 m² (1,471 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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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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Property Ref: HUK105111 - 0004