



Bodmin Avenue
Hucknall Nottingham

burchell
edwards

Bodmin Avenue Hucknall Nottingham NG15 6GY

for sale
£210,000



Property Description

The accommodation begins with a entrance hallway leading through to a bright and comfortable lounge.

To the rear of the property is a newly fitted kitchen diner, offering a contemporary range of units and ample space for family dining. The kitchen flows seamlessly into a conservatory, providing an additional reception area with views over the rear garden.

To the first floor are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from a driveway providing off-road parking and access to a garage. The landscaped rear garden features a useful garden shed, creating an excellent outdoor space for families and entertaining guests.

Ideally positioned close to a range of local amenities, schools and excellent transport links, including easy access to road networks and public transport connections, this fantastic home combines peaceful cul-de-sac living with everyday convenience.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

Entrance Hallway

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

Lounge

Having window to the front elevation, a radiator and understairs storage cupboard.

Kitchen

Having wall and base units with work surfaces over, window to the rear elevation, inset stainless steel sink and drainer with mixer tap over, space and plumbing for washing machine, a radiator, space for fridge freezer, integrated electric oven and gas hob with extractor over,

Conservatory

First Floor Landing

Having an airing cupboard housing the boiler and loft access.

Bedroom One

Having window to the rear elevation, a radiator and built-in wardrobes.

Bedroom Two

Having window to the front elevation and a radiator.

Bedroom Three

Having window to the front elevation, a radiator and over stairs storage.

Bathroom

Having P-shaped bath with waterfall shower over, low level W.C, vanity wash hand basin, heated towel rail and obscured window to the rear elevation.

Outside

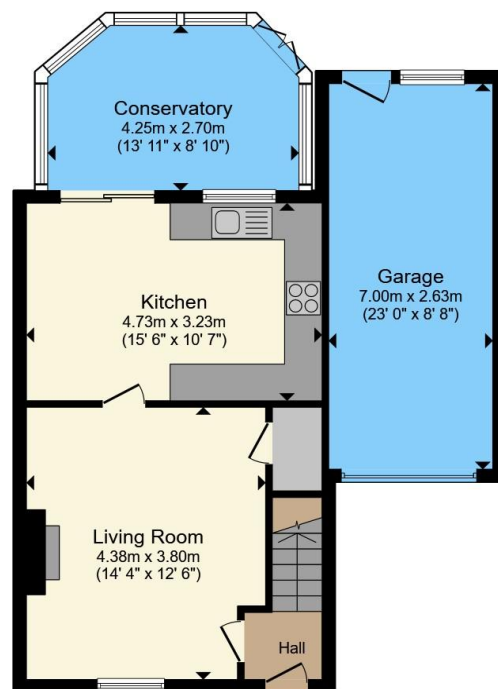
To the front of the property is a driveway providing off road parking and leading to the garage with electric door, power, lighting and window and door to the rear.

To the rear is a landscaped garden with laid lawn section, gravelled seating area, a shed and gated side access.

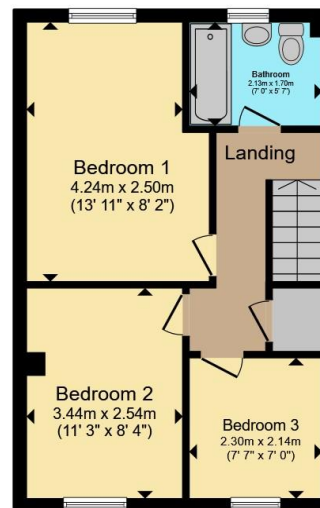








Ground Floor



First Floor

Total floor area 101.5 m² (1,093 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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64 High Street Hucknall
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/HUK105225



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Property Ref: HUK105225 - 0002