

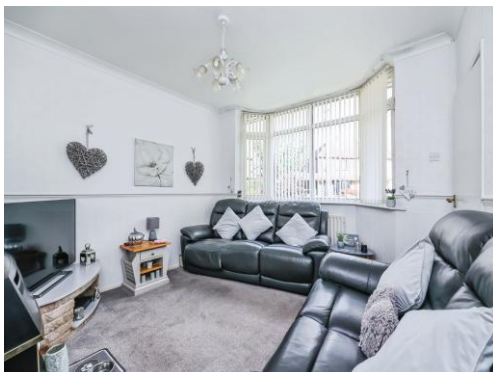


Edmund Grove
Hucknall Nottingham

burchell
edwards

Edmund Grove Hucknall Nottingham NG15 7TH

for sale offers in the region of
£250,000



Property Description

A spacious family home set on a generous garden plot...

The property offers entrance hallway, lounge, kitchen and dining room which has French doors leading out to the rear garden, and, to the first floor there are four well proportioned bedrooms and family bathroom.

Set on a generous corner plot the property has a lovely spacious rear garden which is perfect for entertaining, in addition there is a driveway providing off road parking and a spacious garage which is a great working space or offers potential for a further conversion

Entrance Hallway

Entered into via upvc double glazed door and having stairs to the first floor and door through to lounge

Lounge

Having brick fireplace with inset gas fire, upvc double glazed bay window to the front elevation, central heating radiator TV point, coving to ceiling and dado rail with access to: -

Dining Room

Having upvc double glazed French doors leading out to the rear garden, understairs storage cupboard, dado rail and central heating radiator

Kitchen

Fitted with a range of wall, base and drawer units with complimentary worksurface over, inset stainless steel sink and drainer, tiled splashback, integrated electric oven and electric hob with stainless steel chimney style extractor hood over, integrated fridge freezer, space and plumbing for washing machine, tiled floor, central heating radiator, central heating boiler, upvc double glazed window to the rear and rear access upvc door leading out to the rear garden

First Floor

Bedroom One

Having useful built in upstairs wardrobe/storage cupboard, central heating radiator, upvc double glazed window to the front and coving to ceiling

Bedroom Two

Having upvc double glazed window to the rear elevation, central heating radiator and coving to ceiling

Bedroom Three

Having upvc double glazed window to the front, central heating radiator and coving to ceiling

Bedroom Four

With upvc double glazed window to the rear and central heating radiator

Bathroom

Fitted with a four piece suite comprising of panelled bath, shower cubicle with electric shower, pedestal wash hand basin and low level WC. built in airing cupboard, tiled flooring, central heating radiator and upvc double glazed obscured window to the rear elevation

Outside

To the front of the property is a garden area which is mainly laid to lawn with path and driveway providing off road parking and access to the garage..

The generous rear garden is laid to lawn with paved patio area, planted beds and borders with fence and hedge boundaries and outside tap

Garage

An oversized single garage with up and over door, power and light with upvc double glazed window and pedestrian door to the rear

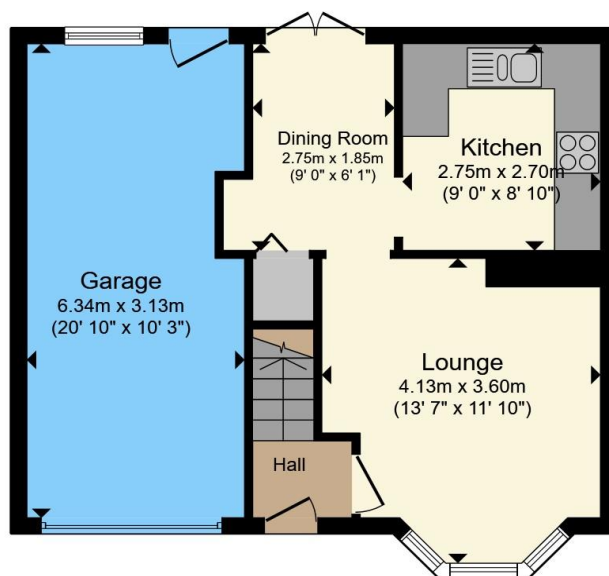
Agents Note

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

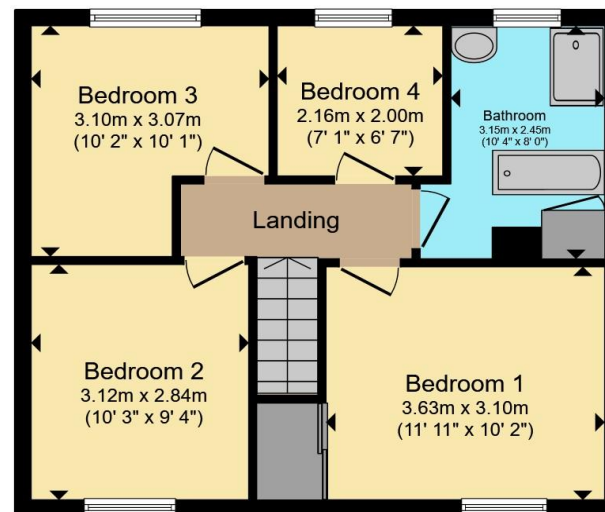








Ground Floor



First Floor

Total floor area 95.0 m² (1,023 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: Council Tax
 Awaited Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/HUK105295



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