



Ryknield Road
Hucknall Nottingham

burchell
edwards

Rykniel Road Hucknall Nottingham NG15 8GN

for sale
£400,000



Property Description

The ground floor comprises a welcoming entrance hall, study, generous lounge with French doors leading to the garden, separate living room, dining room and a well-appointed breakfast kitchen complemented by a useful utility room and a downstairs WC. The layout provides excellent space for both everyday family life and entertaining.

Across the upper floors are four well-proportioned bedrooms, with two enjoying the luxury of their own en suite facilities. A contemporary family bathroom serves the remaining accommodation.

Externally, the property continues to impress with a beautifully landscaped and fully enclosed walled garden, offering a private outdoor space to relax and entertain.

To the rear, a driveway provides off-road parking and leads to the double garage.

A substantial family home offering flexible accommodation, modern conveniences and excellent outdoor space in an attractive setting.

Entrance Hallway

Entered via a composite front door, the entrance hallway provides access to the first floor via a carpeted staircase and benefits from a useful understairs storage cupboard.

Lounge

Accessed from both the hallway and dining room, having a rear-facing UPVC double glazed window and rear-facing UPVC double glazed French doors providing access to the garden. The room also benefits from two radiators.

Study

Having a front-facing double glazed window and a radiator.

Dining Room

Accessed from both the hallway and lounge, having a front-facing UPVC double glazed window and a radiator.

Kitchen

Fitted with a range of wall and base units with work surfaces over, integrated fridge freezer, built-in dishwasher, double oven which also functions as a microwave, induction hob with glass splashback and extractor hood above, one and a half bowl sink and drainer with swan neck mixer tap, UPVC French doors provide access to the rear garden.

Utility

Accessed from the kitchen, having a UPVC side entrance door providing access to the side of the property. Fitted with wall and base units with a work surface over, a sink and drainer with swan neck mixer tap and drainer, and housing the boiler.

Cloakroom

Accessed off the entrance hall, having a tiled floor, low level WC, wash hand basin and a radiator.

Landing

Having a front-facing UPVC double glazed window providing natural light to the first floor landing. Access is provided to the bedrooms and bathroom.

Family Bathroom

Fitted with a panel bath with mixer tap, low level WC, pedestal wash hand basin and a separate mains-fed shower, heated towel rail, and LVT flooring. Having a side-facing obscured UPVC double glazed window.

Bedroom One

Having a rear-facing UPVC double glazed window, a radiator, fitted wardrobes and access to the en suite shower room.

Bedroom One En-Suite

Having a rear-facing obscured UPVC double glazed window, heated flooring, heated towel rail, vanity wash hand basin, walk-in mains-fed shower and a Bluetooth mirror with storage.

Bedroom Three

Having a front-facing UPVC double glazed window and a radiator.

Bedroom Four

Having a UPVC double glazed window and a radiator.

Bedroom Two

Located on the second floor, having a front-facing Velux double glazed window, two radiators, a walk-in wardrobe and access to the en suite shower room.

Bedroom Two En-Suite

Having a front-facing obscured double glazed window, pedestal wash hand basin, low level WC and mains fed shower.

Rear Garden

The rear garden is fully enclosed by wall boundaries and benefits from side access for bins, an outside tap, a low-maintenance artificial lawn and a patio seating area. Access is also provided to the garage.

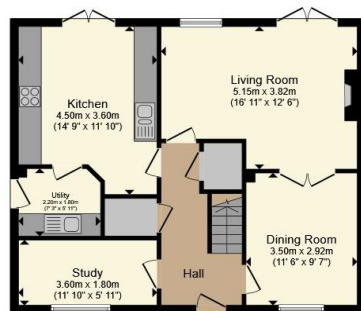
Double Garage

Having an up and over door, power and lighting. The garage has been partitioned and is currently being used in part as a playroom.

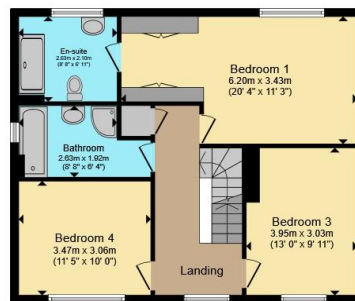




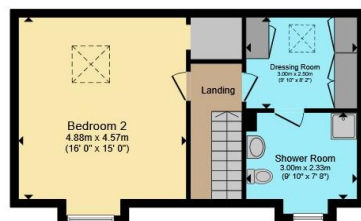




Ground Floor



First Floor



Second Floor

Total floor area 177.1 m² (1,907 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



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EPC Rating: Council Tax
 Awaited Band: E

Tenure: Freehold

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