

Beauclerk Drive
Nottingham

burchell edwards

Beauclerk Drive
Nottingham NG5 9BA

for sale offers over
£180,000







Property Description

The property is approached via a welcoming porch leading into a bright entrance hallway, providing access to the principal ground floor rooms.

To the front, a comfortable lounge offers a cosy yet generous living space, perfect for relaxing or entertaining.

To the rear, the kitchen diner provides a practical and sociable area with ample space for both cooking and dining, also having a built in panrty, along with views over the rear garden.

To the first floor, the property comprises three well-proportioned bedrooms, offering flexibility for family living, home working, or guest accommodation. A family bathroom serves the first floor, fitted with a suite to meet everyday needs.

Externally, the property benefits from both front and rear gardens, with the rear garden providing a private outdoor space ideal for relaxing, gardening, or family activities, with added patio and new shed.

An excellent opportunity to acquire a well-located home with scope to personalise, early viewing is highly recommended.

Entrance Porch

Accessed via UPVC door with tiled flooring and wooden door into the entrance hallway.

Hallway

Having stairs off to the first floor and storage cupboard.

Lounge

Having window to the front elevation, a radiator and gas fire.

Kitchen

Having wall and base units with work surfaces over, inset sink, pantry, gas hob electric oven, integrated fridge and freezer, a radiator, space and plumbing for washing machine, sliding doors to the rear elevation and window to the rear elevation.

First Floor Landing

Having window to the side elevation, loft access and storage cupboard.

Bedroom One

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

Bedroom Two

Having window to the rear elevation and a radiator.

Bedroom Three

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

Bathroom

Having a radiator, bath with mains fed shower over, low level W.C, pedestal wash hand basin and obscured window to the rear elevation,

Outside

To the front of the property is a small frontage with bush boundary.
To the rear the garden is mainly laid to lawn with a lean to, shed, outside tap, side access for bins, decked seating area and being fully enclosed.

Agents Note

Agent 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.

















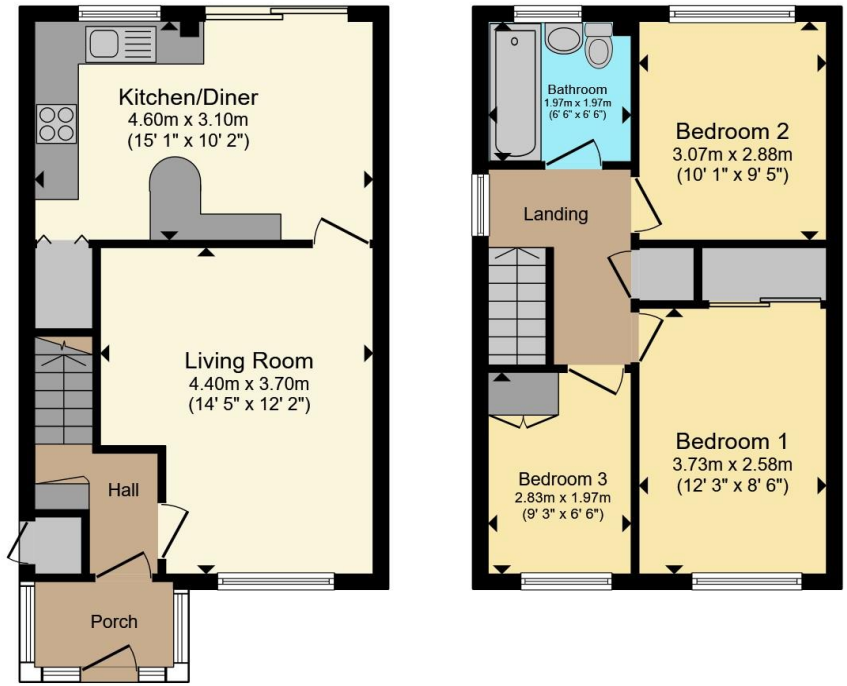

Ground Floor **First Floor**

Total floor area 74.5 m² (802 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

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