

Watnall Road
Hucknall Nottingham

burchell edwards

Watnall Road
Hucknall Nottingham NG15 6EX

for sale
£325,000







Property Description

The family home is ideally located for ease and practically with great transport links close by along with good schools and local shops.

The property has undergone some upgrading but has permitted development in place for a single story extension for further extension at the rear so offers great opportunity to make your own mark.

In brief the property offers entrance hallway, lounge with feature bay window, dining room with views over the rear garden and kitchen with rear lobby/utility area.

On the first floor there are three bedrooms, two of which are double plus bathroom with separate WC.

The property has also recently undergone a loft conversion which has created a spacious master bedroom with en-Suite shower room and offers far reaching viewings over the local countryside.

Also being set on a generous garden plot, there are front and rear gardens, ample off road parking, driveway and garage.

This is a great opportunity to acquire a detached home with lots of original features but which also offers the potential to make you own.

Entrance Hallway

Entered into via composite front door with wooden floor, picture rail, stairs leading to the first floor and central heating radiator

Lounge

With feature bay window tot he front elevation, feature fireplace with wooden surround and tiled back and hearth, laminate flooring and central heating radiator

Dining Room

Having upvc double glazed window to the rear, wall lights picture rail and central heating radiator

Kitchen

Fitted with wall base and drawer units with worksurface over, electric cooker space , wall mounted central heating boiler, central heating radiator, breakfast bar and door through to utility area

Utility Area

Having windows and door to the rear garden, space and plumbing for washing machine.

First Floor

Landing Area

Having upvc double glazed window to the side and having access to:-

Bedroom Two

Having upvc double glazed bay window to the front elevation and central heating radiator

Bedroom Three

Having upvc double glazed window to the rear, central heating radiator and built in storage cupboard

Bedroom Four

Having upvc double glazed window to the front elevation, laminate flooring, central heating radiator and built in overstairs storage cupboard

Bathroom

Having panelled bath with electric shower over and pedestal wash hand basin, upvc double glazed obscure window to the rear elevation

Separate Wc

Having low level WC

Second Floor

Master Bedroom

Accessed via paddle stairs and providing a spacious master bedroom with dormer window to the rear with far reaching views, central heating radiator, under eaves storage and access to en-suite

Ensuite

Fitted with a three piece suite comprising of shower cubicle with mains fed shower, vanity wash hand basin and low level WC, upvc obscured window to the rear elevation

Outside

To the front of the property there is a gravelled garden area which provides off road parking for several vehicles in additional of a driveway which leads down to the side of the property to the rear.

The rear garden is mainly laid to lawn with patio seating area, shed and garage

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.







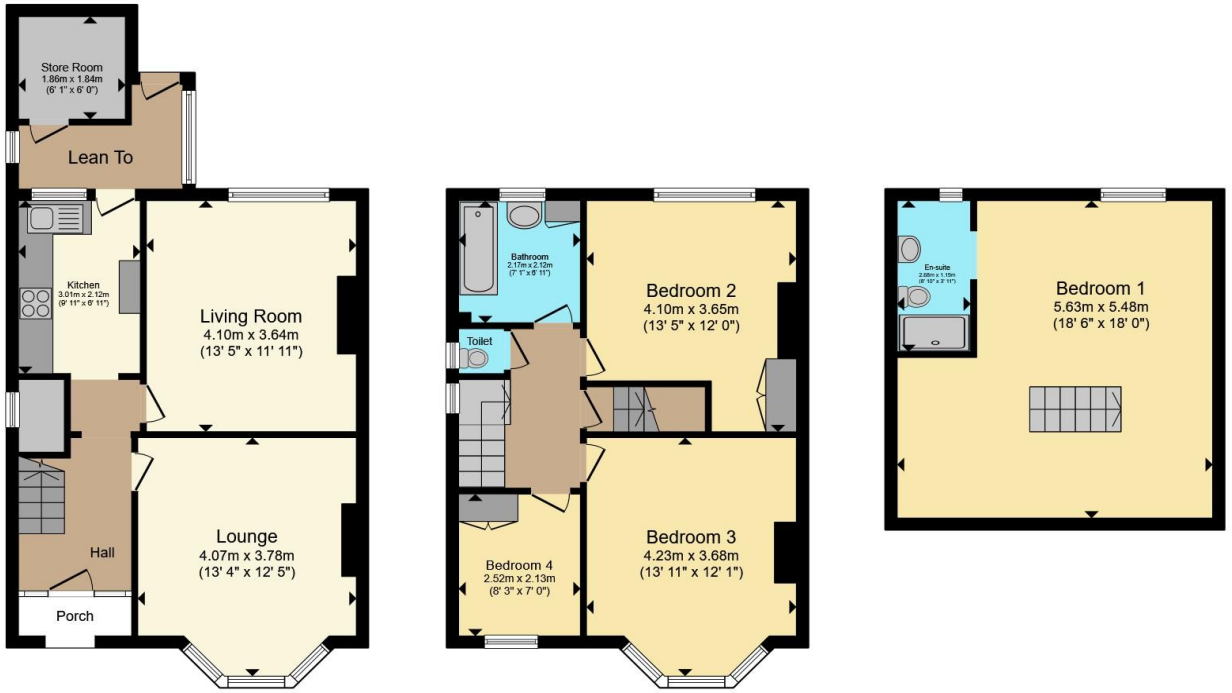





SPORTS
DIRECT







Total floor area 130.5 m² (1,405 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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To view this property please contact Burchell Edwards on

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64 High Street Hucknall
NOTTINGHAM NG15 7AX

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/HUK105296

The Property Ombudsman

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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