

Beauvale Road
Hucknall Nottingham

burchell edwards

Beauvale Road
Hucknall Nottingham NG15 6PH

for sale offers over
£280,000







Property Description

he accommodation begins with an entrance hallway which leads through to a welcoming lounge, centred around a charming log-burning stove with decorative mantle, creating a cosy focal point. The kitchen is fitted with a range of wall and base units, providing ample storage and workspace, alongside integrated cooking appliances and space for a range of further appliances.

The ground floor is completed by a family bathroom fitted with a modern suite comprising a panel bath with mains-fed shower over.

To the first floor are three well-proportioned bedrooms and a separate shower room, offering practical accommodation for family living.

Externally, the property enjoys excellent kerb appeal, being set back from the road with mature frontage providing additional privacy. Two separate driveways, both accessed via dropped kerbs, provide ample off-road parking, with one leading to the detached garage benefiting from power and lighting. Side access is available to both sides of the property, leading to the fully enclosed rear garden. Designed with ease of maintenance in mind, the rear garden features artificial lawn, a patio seating area, a brick-built barbecue and an external water tap, providing an excellent space for relaxing and entertaining guests.

Front

The property is set back from the road and benefits from mature shrubs to the front, providing an additional degree of privacy. There are two driveways, both accessed via dropped kerbs, with one driveway leading to a detached garage. Side access is available to both sides of the property, providing access to the rear garden.

Entrance Hallway

Composite front entrance door, staircase rising to the first floor and one radiator.

Lounge

Accessed off the entrance hallway, having a front-facing uPVC double glazed window, one radiator, and a log-burning stove with decorative mantle.

Kitchen

Accessed off the entrance hallway, having a rear-facing uPVC double glazed window overlooking the conservatory and a rear-facing door providing access into the conservatory. The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel sink with mixer tap and drainer. Integrated appliances include an electric hob with extractor hood over and a built-in electric oven. There is space and plumbing for a washing machine and dishwasher, together with space for an American-style fridge freezer. The room also benefits from one radiator and a door providing access to the family bathroom.

Family Bathroom

Located on the ground floor, accessed off the kitchen having a fitted with a panel bath featuring a double-headed mains-fed shower with shower screen, vanity wash hand basin, low level WC and heated towel rail. There is also a rear-facing obscured uPVC double glazed window and recessed spotlights to the ceiling.

Landing

Providing access to all first-floor accommodation and the staircase leading to the second floor.

Bedroom One

Having a rear-facing and side-facing uPVC double glazed window, together with one radiator.

Bedroom Two

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

Bedroom Three

Having a rear-facing uPVC double glazed window and one radiator.

Shower Room

Fitted with a walk-in corner shower enclosure with electric shower, pedestal wash hand basin, low level WC and one radiator. There is also a rear-facing obscured uPVC double glazed window.

Garage

Having an up-and-over door, side-facing uPVC double glazed window and a side-facing door providing access to the rear garden.

Rear

The rear garden is fully enclosed and designed for low maintenance, featuring an artificial lawn, patio seating area, brick-built barbecue and an external water tap, creating an ideal space for outdoor entertaining and relaxation.

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.







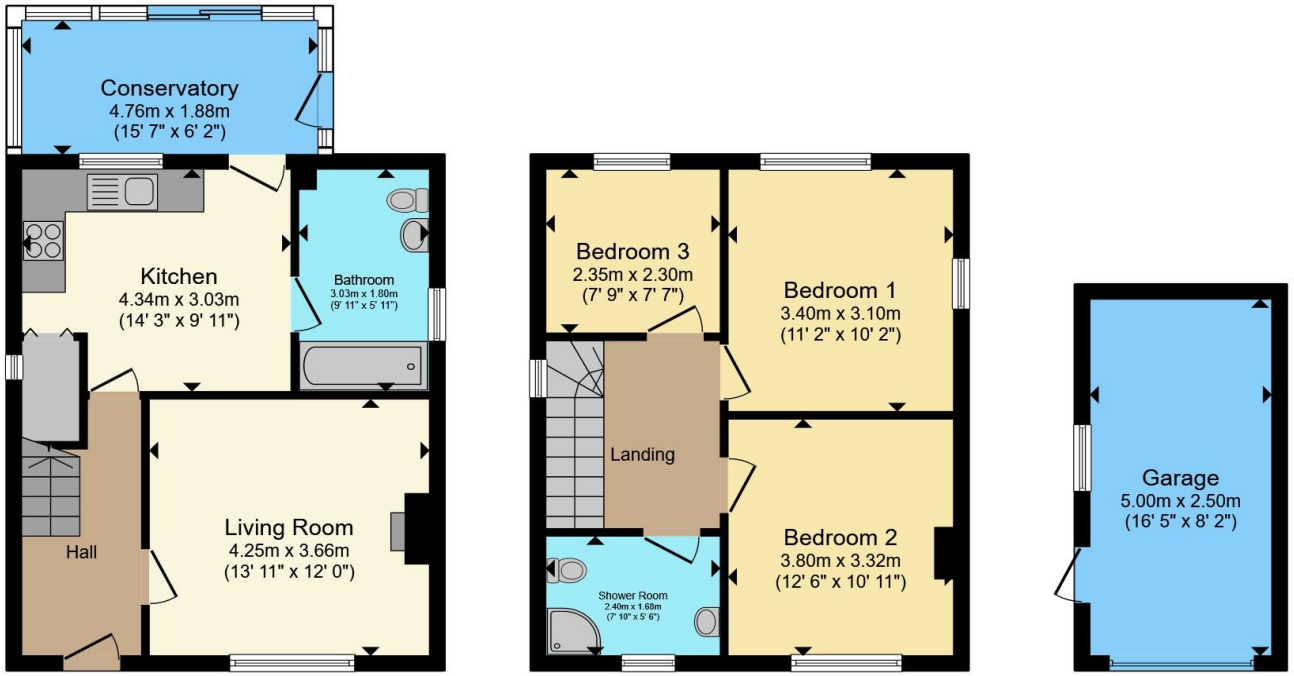

HOME











Total floor area 97.3 m² (1,048 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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EPC Rating: D

Council Tax Band: B

Tenure: Freehold

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