



Burberry Avenue, Hucknall, NG15 7EZ
£250,000 Freehold


MARTIN&CO

Burberry Avenue, Hucknall

3 Bedrooms, 2 Bathroom

£250,000

- Spacious Three Bedroom Detached House
- Corner Plot
- Driveway & Garage
- Excellent Location - Close To Tram
- Master Bedroom With En-Suite & Fitted Wardrobes
- Popular Development
- Freehold

Deceptively spacious, this three bedroom detached property suits a wide range of buyers and sits on a great corner plot with an enclosed, south-west facing rear garden. The accommodation briefly comprises of an entrance hall, cloakroom, lounge with bay window, dining room with French Doors to the rear garden, a well proportioned breakfast/kitchen, three good sized bedrooms (the master with en-suite and fitted wardrobe) and a family bathroom. There is also driveway and single garage to the rear. Affording easy access to the NET Tram Network, bus services and local amenities, early viewing is strongly recommended.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HALLWAY Accessed via an external door with fitted carpet, wall mounted radiator, stairs rising to the first floor and ceiling light.

CLOAKROOM With a low flush w.c., corner pedestal wash hand basin, floor covering, opaque uPVC window to the side, wall mounted radiator and ceiling light.

LOUNGE 14' 5" into bay x 10' 1" (4.39m x 3.07m) With a fitted carpet, uPVC double glazed bay window, wall mounted radiator and ceiling light.

DINING ROOM 10' 1" x 9' 7" (3.07m x 2.92m) With a fitted carpet, uPVC double glazed French Doors to the rear garden, wall mounted radiator and ceiling light.

BREAKFAST/KITCHEN 16' x 9' (4.88m x 2.74m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a one and half bowl stainless steel sink and drainer, splash back tiling,

integrated electric oven, inset gas hob with extractor hood over, washing machine and dishwasher plumbing, ceramic tiled flooring, wall mounted radiator, uPVC double glazed window to the rear and external door to the rear garden.

LANDING With a fitted carpet, airing cupboard, loft hatch and fitted ceiling light.

MASTER BEDROOM 10' 4" x 10' 3" (3.15m x 3.12m) With a fitted carpet, fitted wardrobe, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

EN-SUITE With a double wide shower enclosure with a mains fitted mixer bar shower, low flush w.c., vanity wash basin, floor covering, wall mounted radiator, opaque uPVC double glazed window to the front and ceiling light.

BEDROOM TWO 10' 2" x 8' 7" (3.1m x 2.62m) With a fitted carpet, uPVC double glazed window to the rear

elevation, wall mounted radiator and ceiling light.

BEDROOM THREE 9' x 7' (2.74m x 2.13m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BATHROOM With a fitted suite comprising of a panelled bath, low flush w.c. pedestal wash hand basin, floor covering, opaque uPVC double glazed window to the side, wall mounted radiator and ceiling light.

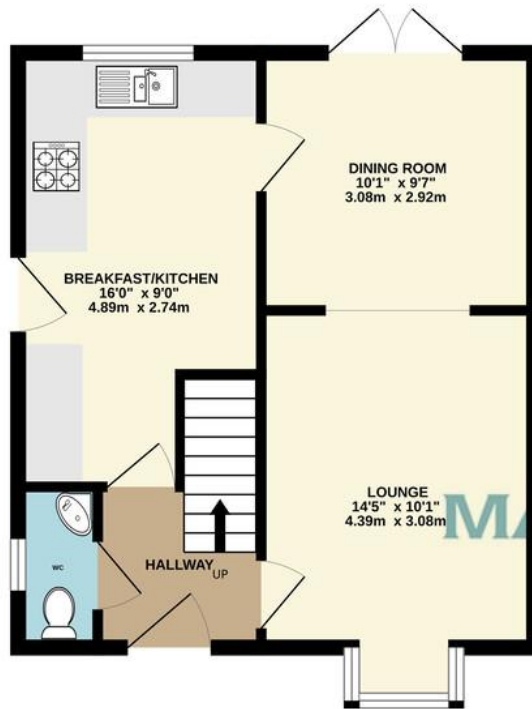
EXTERNAL The property enjoys an enclosed south-west facing rear garden which is mainly laid to lawn with a patio area, wall and fenced boundary, secure gate access and pedestrian garage access. The front garden has a range of mature shrubs and plans and to the rear is a driveway leading to a single garage with up and over door.



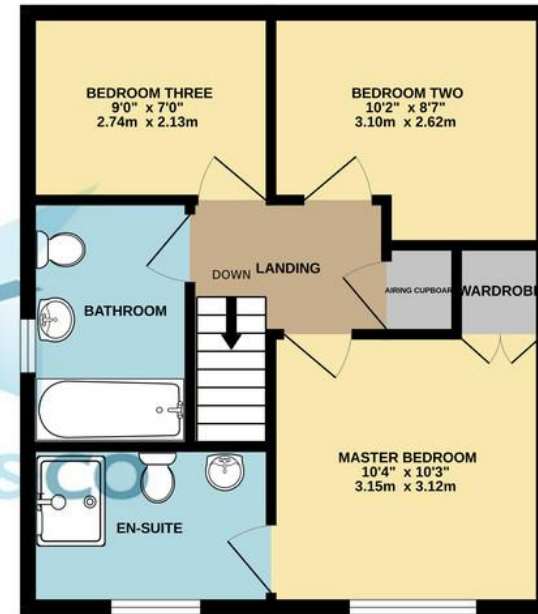




GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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