

# HoldenCopley

PREPARE TO BE MOVED

Nene Close, Hucknall, Nottinghamshire NG15 6EA

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Guide Price £260,000 - £270,000

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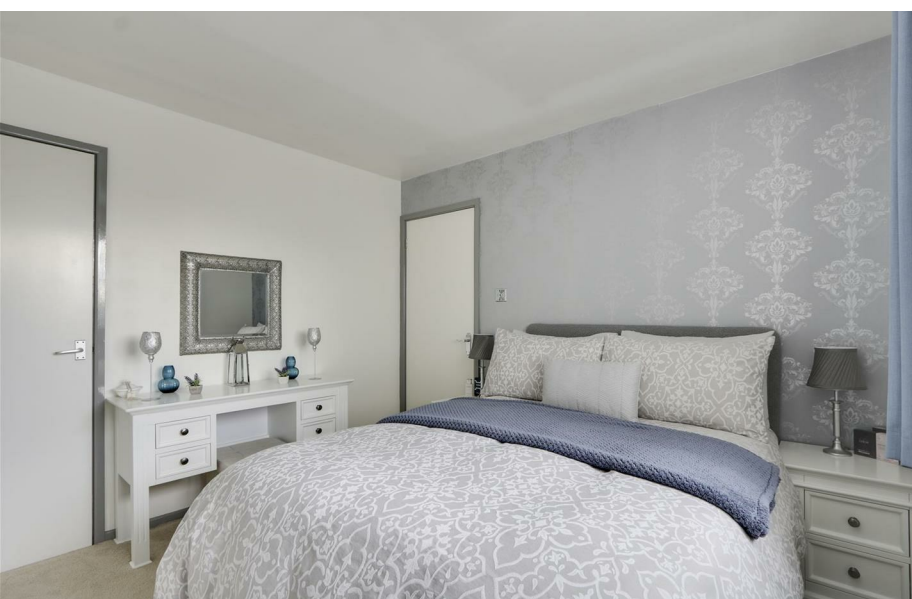
BEAUTIFULLY PRESENTED THROUGHOUT...

This three bedroom corner plot detached house offers an abundance of space and is presented to a high standard throughout making it a perfect purchase for any family buyer. Situated in a quiet location within reach of the various local amenities Hucknall has to offer as well as excellent schools and transport links into Nottingham City Centre. To the ground floor is an entrance hall, a ground floor W/C, an open plan lounge/dining room, a modern kitchen and a conservatory. To the first floor are two double bedrooms and a single room serviced by a three piece bathroom suite. Outside to the front of the property is a lawned garden with access to a large driveway and to the rear is a south facing garden with additional off road parking and a double garage.

MUST BE VIEWED







- Detached House
- Corner Plot
- Three Bedrooms
- Spacious Living Room
- Ground Floor W/C
- Modern Kitchen
- Three Piece Bathroom Suite
- South Facing Garden
- Double Garage & Off Road Parking
- Must Be Viewed











GROUND FLOOR

Entrance Hall

6'10" x 10'5" (2.1 x 3.2)

The entrance hall has carpeted flooring, a wall mounted radiator, a wall mounted thermostat, a UPVC double glazed window to the side elevation and provides access into the accommodation

W/C

3'3" x 5'2" (1.0 x 1.6)

This space has tiled flooring, a wall mounted radiator, a low level flush W/C, tiled splashback, a vanity wash basin with storage and an extractor fan

Lounge

The lounge/diner has carpeted flooring, a wall mounted radiators a TV point, a feature fireplace with a decorative surround and a UPVC double glazed window to the front elevation

Dining Room

10'9" x 9'10" (3.3 x 3.0)

The dining room has carpeted flooring, a wall mounted radiator and double doors leading into the conservatory

Kitchen

10'5" x 8'6" (3.2 x 2.6)

The kitchen has tiled flooring, a wall mounted radiator, a range of fitted wall and base units with rolled edge worktops, a black ceramic sink and a half with mixer taps and a drainer, partially tiled walls, an integrated oven with a gas hob and extractor hood, an integrated fridge, a washing machine and a UPVC double glazed window and single door leading to the rear elevation

Conservatory

11'5" x 12'9" (3.5 x 3.9)

The conservatory has carpeted flooring, a feature fireplace with a decorative surround, a polycarbonate roof, a range of UPVC double glazed windows and double French doors leading to the rear garden

FIRST FLOOR

Landing

The landing has carpeted flooring, a built-in cupboard, a UPVC double glazed window to the side elevation, access to a boarded loft and the first floor accommodation

Master Bedroom

10'9" x 10'9" (3.3 x 3.3)

The main bedroom has carpeted flooring, a wall mounted radiator, a built-in cupboard and a UPVC double glazed window to the rear elevation

Bathroom

7'6" x 7'6" (2.3 x 2.3)

The bathroom has a chrome heated towel rail, partially tiled walls, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall mounted electric shower, an extractor fan and a UPVC double glazed obscure window to the rear elevation

Bedroom Two

10'9" x 9'10" (3.3 x 3.0)

The second bedroom has laminate flooring, a wall mounted radiator, a built-in cupboard and a UPVC double glazed window to the front elevation

Bedroom Three

8'10" x 7'6" (2.7 x 2.3)

The third bedroom has carpeted flooring, a wall mounted radiator, a built-in cupboard and a UPVC double glazed window to the front elevation

OUTSIDE

Front

To the front of the property is a lawned garden with a driveway and gated access to the rear garden

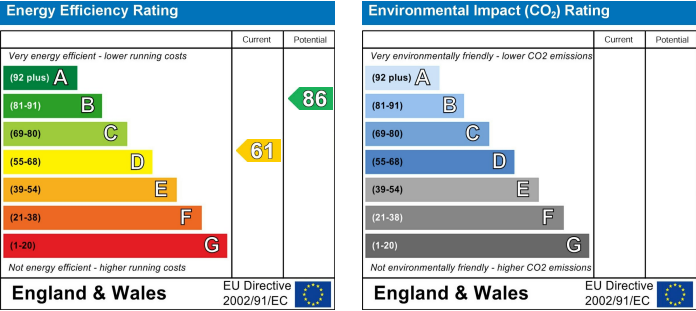
Rear

To the rear of the property is a private enclosed garden with a lawn, a patio area, panelled fencing, a range of plants and shrubs, a double garage and additional off road parking

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:  
**581.9 Sq Ft - 54.06 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**1019.88 Sq Ft - 94.75 Sq M**

Approx. Gross Internal Area of the 1st floor:  
**437.98 Sq Ft - 40.69 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**1019.88 Sq Ft - 94.75 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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**01156 972 972**

**33A High Street, Hucknall, Nottingham, NG15 7HJ**

**hucknaloffice@holdencopley.co.uk**

**www.holdencopley.co.uk**

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