

HoldenCopley

PREPARE TO BE MOVED

Kenbrook Road, Hucknall, Nottinghamshire NG15 8HR

Guide Price £250,000 - £260,000

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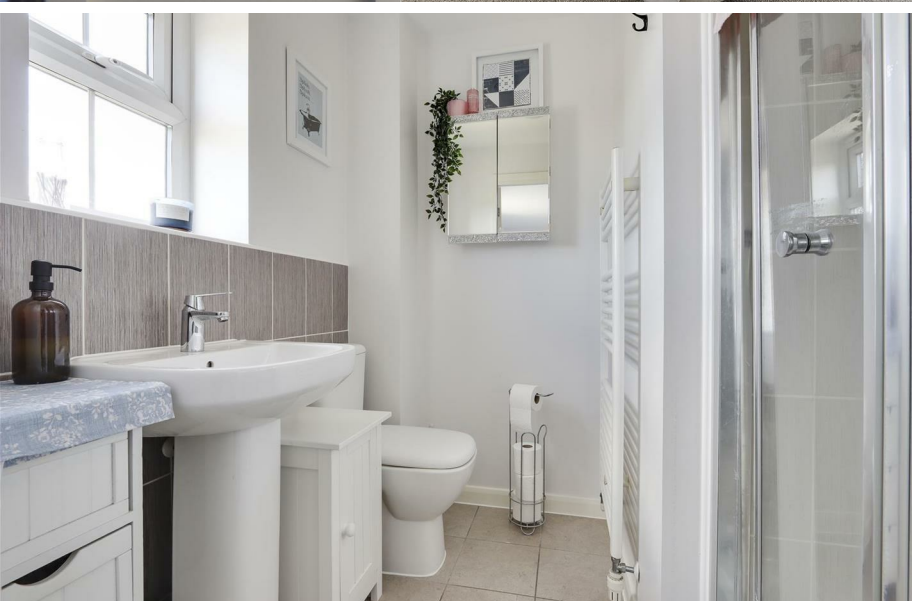
GUIDE PRICE: £250,000 - £260,000

PREPARE TO BE IMPRESSED...

With this substantial semi-detached house as the property offers an abundance of space whilst being exceptionally well presented throughout making it a great home for any first time or family buyer. Situated directly opposite lovely greenery, this property is within close proximity to Hucknall Town Centre, host to a range of shops, eateries and excellent transport links as well as being within catchment to various schools and local amenities. To the ground floor is an entrance hall with a W/C, a spacious living room, a modern kitchen diner and a utility room with a pantry cupboard. The first floor offers three bedrooms serviced by two bathroom suites and ample storage space. Outside is a private, south-facing garden with access to ample off road parking and a single garage.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Kitchen Diner
- Utility With Pantry Cupboard & W/C
- Newly Fitted Carpets
- Two Bathrooms
- Low Maintenance South-Facing Garden
- Off Road Parking & Garage
- Sought After Location





GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring, a radiator, a wall mounted consumer unit, carpeted stairs and a single door providing access into the accommodation

W/C

4'11" x 2'11" (1.5 x 0.9)

This space has a low level dual flush W/C, a pedestal wash basin, tiled splashback, tiled flooring, a radiator and an extractor fan

Living Room

18'4" x 11'1" (5.6 x 3.4)

The living room has dual UPVC double glazed windows to the front and side elevation, carpeted flooring, a TV point and two radiators

Kitchen / Diner

9'10" x 18'4" (3.0 x 5.6)

The kitchen diner has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink with mixer taps and drainer, an integrated oven with a gas hob, extractor fan and stainless steel splashback, an integrated dishwasher, an integrated fridge freezer, partially tiled walls, space for a dining table, two radiators, tiled flooring, dual UPVC double glazed windows to the front and side elevation and double French doors opening out to the rear garden

Utility Room

5'10" x 5'6" (1.8 x 1.7)

The utility room has fitted base and wall units with a rolled edge worktop, space and plumbing for a washing machine, space for a tumble dryer, tiled flooring, an extractor fan, a radiator and access to an under stair pantry cupboard

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, an in-built double door cupboard, access to the loft and provides access to the first floor accommodation

Master Bedroom

12'5" x 10'5" (3.8 x 3.2)

The main bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator, a range of fitted floor to ceiling wardrobes and access to an en-suite

En-Suite

3'11" x 6'2" (1.2 x 1.9)

The en-suite has a low level dual flush W/C, a wall mounted wash basin, a shower enclosure with a mains-fed shower, a heated towel rail, partially tiled walls, tiled flooring, an electrical shaving point, an extractor fan and a UPVC double glazed obscure window to the front elevation

Bedroom Two

9'6" x 10'9" (2.9 x 3.3)

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

Bedroom Three

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

The third bedroom has a UPVC double glazed window to the side elevation, carpeted flooring and a radiator

Bathroom

5'10" x 7'2" (1.8 x 2.2)

The bathroom has a low level dual flush W/C, a pedestal wash basin with fitted base storage, a panelled bath with an overhead shower fixture, a heated towel rail, tiled flooring, partially tiled walls, an extractor fan and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a gravelled area, a lawn, a range of decorative plants and a lawn

Side

To the side of the property is a private south-facing garden with paved patio, raised planters, a shed, courtesy lighting, an outdoor tap, a power socket, fence panelling and gated access

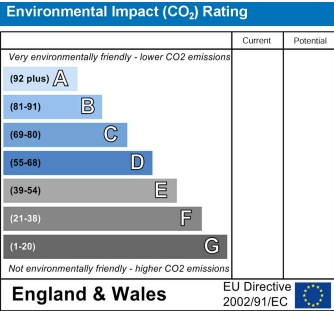
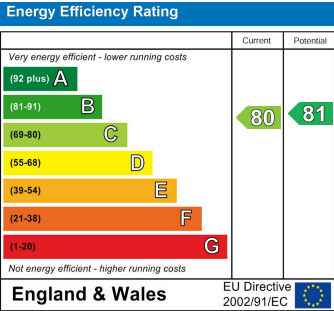
Garage

The garage is located to the rear of the property with a driveway for two cars

DISCLAIMER

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.



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Approx. Gross Internal Area of the Ground floor:
493.09 Sq Ft - 45.81 Sq M
Approx. Gross Internal Area of the Entire Property:
968.21 Sq Ft - 89.95 Sq M

Approx. Gross Internal Area of the 1st floor:
475.12 Sq Ft - 44.14 Sq M
Approx. Gross Internal Area of the Entire Property:
968.21 Sq Ft - 89.95 Sq M

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