

# HoldenCopley

PREPARE TO BE MOVED

Watnall Road, Hucknall, Nottinghamshire NG15 6ER

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Guide Price £270,000 - £280,000



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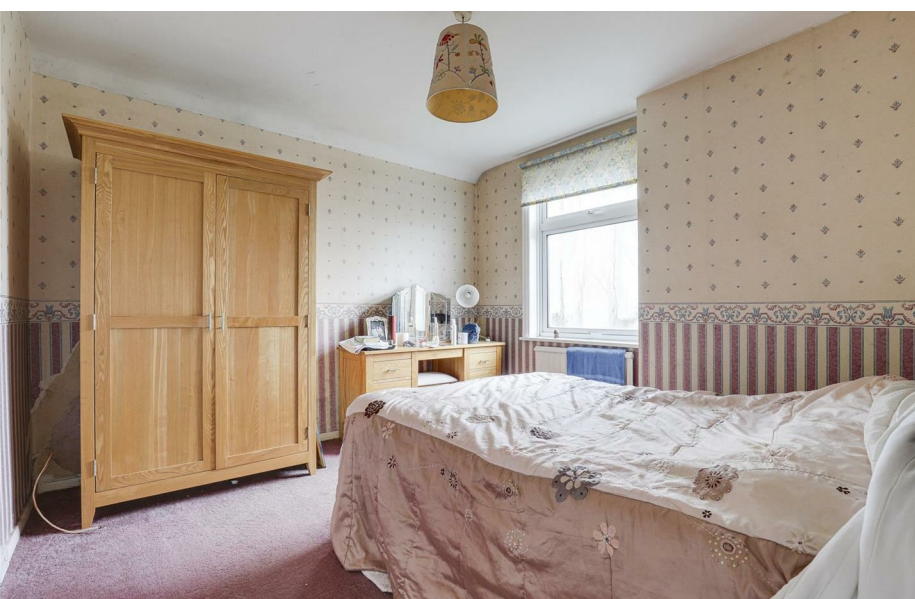
PLENTY OF POTENTIAL...

This three bedroom detached house occupies a generous corner plot and presents an exciting opportunity for further development, subject to planning, making it ideal for investors or buyers looking to create a long term family home. Offered to the market with no upward chain, the property provides well proportioned accommodation throughout, along with excellent potential to enhance and extend. Situated on a popular road in Hucknall, the property benefits from close proximity to a range of local amenities, access to scenic countryside walks, and convenient commuting links for Nottingham and beyond. To the ground floor, there is an entrance hall, two spacious reception rooms offering flexible living and dining options, a fitted kitchen, and a ground floor WC. The first floor hosts three good sized bedrooms, all serviced by a three piece bathroom suite. Outside, the property stands back from the road with a large driveway providing ample off road parking. To the rear is a substantial garden featuring a large lawn and a sizeable shed or workshop, offering excellent outdoor space and further potential to suit a variety of needs.

CASH BUYERS ONLY!







- Detached House On Generous-Sized Plot
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor WC
- Three-Piece Bathroom Suite
- Large Driveway For Multiple Cars
- Private Enclosed Garden With Substantial Garage / Workshop
- Potential To Extend - STP
- Popular Location











GROUND FLOOR

Entrance Hall

19'5" x 6'0" (5.94m x 1.83m)

The entrance hall has wood-effect flooring, a dado rail, a radiator, an in-built under stair cupboard, a UPVC double-glazed obscure window to the front elevation, and a single UPVC door providing access into the accommodation.

Living Room

14'2" x 13'8" (4.34m x 4.17m)

The living room has a UPVC double-glazed square bay window to the front elevation, carpeted flooring, two radiators, a TV point, and a recessed chimney breast alcove with a feature fireplace, an exposed brick surround and a stone tiled hearth.

Dining Room

20'7" x 11'0" (6.28m x 3.37m)

The dining room has two UPVC double-glazed windows to the side elevation, wood-effect flooring, exposed beams on the ceiling and a feature wall, a plate rack shelf, a feature fireplace with a Louis-style decorative mantelpiece, and wall-light fixtures.

Kitchen

6'8" x 17'8" (2.05m x 5.41m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated dishwasher, an integrated oven with an electric hob, extractor hood and stainless steel splashback, space for a fridge freezer, space and plumbing for a washing machine, tiled flooring, tiled walls, a radiator, UPVC double-glazed windows to the rear elevation, and a single door providing access to the garden.

WC

2'11" x 6'0" (0.90m x 1.83m)

This space has a low level flush WC, a wall-mounted sink, tiled splashback, tiled flooring, and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

7'10" x 8'11" (2.40m x 2.74m)

The landing has a UPVC double-glazed window to the side elevation, a fitted stairlift, carpeted flooring, a dado rail, access to the loft, and provides access to the first floor accommodation.

Bedroom One

14'7" x 10'11" (4.45m x 3.35m)

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

Bedroom Two

11'2" x 10'3" (3.41m x 3.13m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bedroom Three

8'0" x 9'3" (2.46m x 2.84m)

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

Bathroom

5'11" x 5'11" (1.81m x 1.82m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a double-ended and walk-in bath with body jets and overhead shower fixture, a heated towel rail, tiled flooring, tiled walls, a wood-panelled ceiling, an air vent, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Outside to the front of the property is a block-paved driveway providing ample off-road parking for numerous cars, and double gated access to the garage and the garden to the rear.

Front

Outside to the front of the property is a block-paved driveway providing ample off-road parking for numerous cars, and double gated access to the garage and the garden to the rear.

Garage

18'0" x 19'7" (5.50m x 5.98m)

The garage / workshop has lighting, power points, and double wooden doors providing access.

Rear

To the rear of the property is an enclosed garden with concrete seating area, a lawn, and a combination of fence panelling and hedged boundaries.

ADDITIONAL INFORMATION

- Broadband Networks Available - Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Other Material Issues – Spray foam insulation in the loft
- Any Legal Restrictions – No

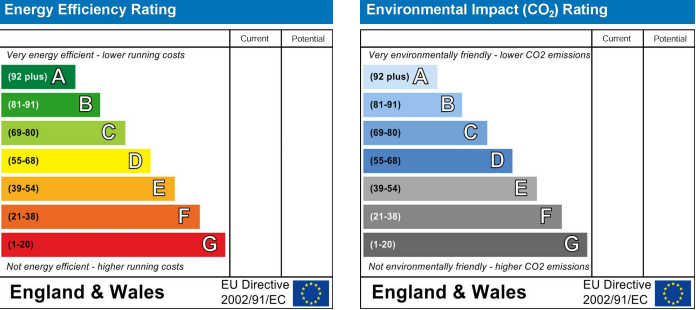
DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band D  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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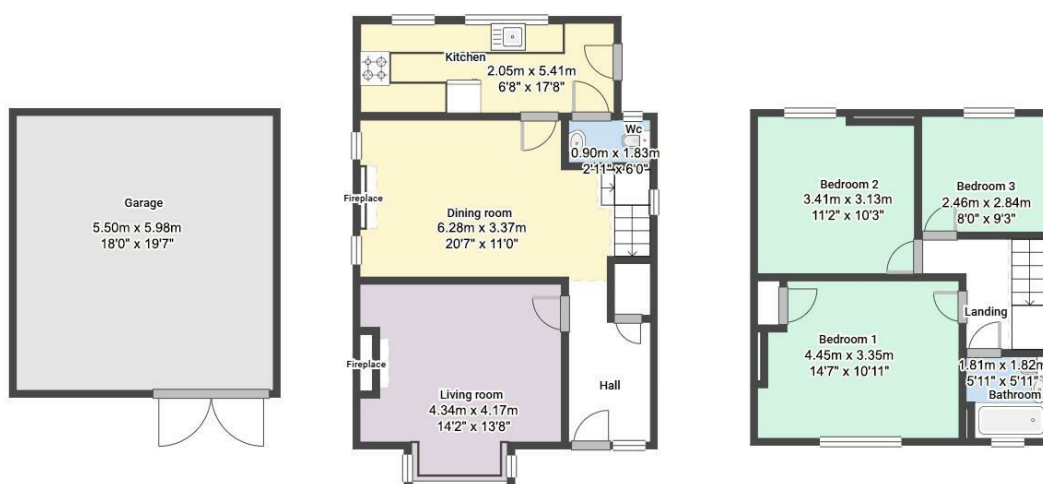
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**This floorplan is for illustrative purposes only.**

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