

# HoldenCopley

PREPARE TO BE MOVED

Annesley Road, Hucknall, Nottinghamshire NG15 7DD

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Asking Price £265,000

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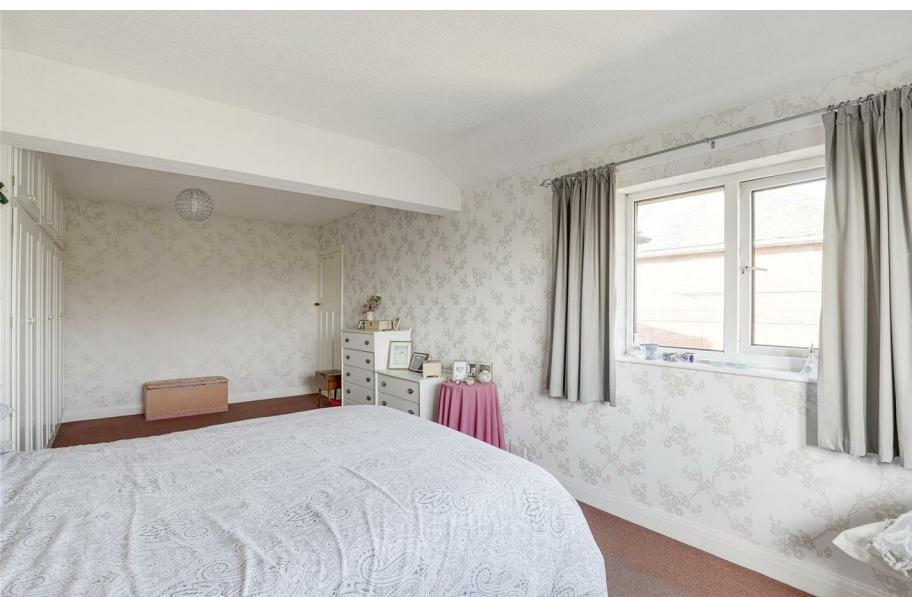


## POPULAR LOCATION...

This well-presented four-bedroom semi-detached home is a fantastic opportunity for first-time buyers. Situated in a popular location, it is just a short walk from Hucknall Town Centre, which boasts a variety of shops, eateries, and excellent transport links providing easy access to the City Centre. Upon entering, the bright and spacious porch leads into an entrance hall, which provides access to a comfortable living room, perfect for relaxation. The modern kitchen, designed to meet all your culinary needs, seamlessly flows into the open-plan dining room, creating an ideal space for entertaining. Additional conveniences on the ground floor include a utility area, a pantry, and a W/C. The upper level features two double bedrooms and two single bedrooms, offering versatility for growing families, home offices, or guest rooms. A three-piece bathroom suite completes the floor. Externally, the property benefits from a driveway providing off-road parking, alongside a front garden with plants and shrubs, adding to its kerb appeal. To the rear, a generous-sized garden provides a fantastic outdoor space, featuring a patio seating area, steps leading down to a lawn, and mature plants and shrubs, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Driveway
- Owned Solar Panels
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Porch

10'0" x 6'3" (3.05m x 1.93m)

The porch has tiled flooring, a radiator, ceiling coving, a UPVC double-glazed window to the front elevation and a single UPVC door providing access into the accommodation.

### Entrance Hall

13'3" x 5'7" (4.05m x 1.72m)

The entrance hall has carpeted flooring, a radiator and a single door providing access into the accommodation.

### W/C

7'7" x 2'3" (2.33m x 0.69m)

This space has a 2-In-1 Combined Wash Basin & low level W/C, a radiator, vinyl flooring and an extractor fan.

### Living Room

13'3" x 11'2" (4.06m x 3.41m)

The living room has carpeted flooring, a radiator, ceiling coving, a feature fireplace and a UPVC double-glazed window to the front elevation.

### Kitchen

14'1" x 7'6" (4.31m x 2.29m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, hob, extractor fan, under-counter fridge, under-counter freezer & dishwasher, ceiling coving and vinyl flooring.

### Dining Room

11'1" x 10'4" (3.40m x 3.16m)

The dining room has exposed wooden floor boards, a radiator, ceiling coving, two UPVC double-glazed window to the rear and side elevation and a single UPVC door providing access to the rear garden.

### Utility Area

The utility area has space and plumbing for a washing machine, a wall-mounted boiler and a UPVC double-glazed obscure window to the rear elevation.

### Pantry

The pantry has ample storage space and a UPVC double-glazed obscure window to the side elevation.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the loft.

### Master Bedroom

10'4" x 21'10" (3.15m x 6.68m)

The main bedroom has carpeted flooring, a radiator, fitted wardrobes and two UPVC double-glazed windows to the rear and side elevation.

### Bedroom Two

10'5" x 10'2" (3.20m x 3.11m)

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

### Bedroom Three

10'0" x 6'4" (3.05m x 1.94m)

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

### Bedroom Four

6'10" x 6'9" (2.09m x 2.08m)

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

### Bathroom

6'9" x 6'2" (2.07m x 1.88m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with a shower fixture, waterproof boarding, a radiator, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front of the property is a driveway providing off-road parking, gated access to the rear garden, a garden area with a lawn, mature plants and shrubs, solar panels and fence paneling boundaries.

### Rear

To the rear is a generous sized garden with a paved patio area, steps leading down to a lawn, plants and shrubs, a shed, hedge borders and fence paneling boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & small coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band B

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.

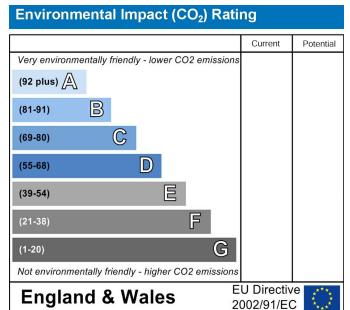
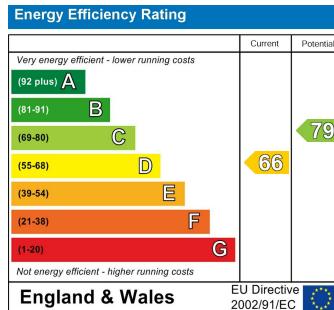
The vendor has advised the following:

Property Tenure is Freehold

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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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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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