

HoldenCopley

PREPARE TO BE MOVED

Hayden Lane, Hucknall, Nottinghamshire NG15 8BJ

Guide Price £350,000

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NO UPWARD CHAIN...

Offered to the market with no upward chain, this spacious detached family home is situated in a highly popular location, close to a range of local amenities including shops, schools, and excellent transport links, making it ideal for families and commuters alike. The ground floor comprises a welcoming porch and entrance hallway, leading into a bright and generously sized living room with direct access into the dining room. The dining room benefits from double French doors opening out to the rear garden, creating a perfect indoor-outdoor flow. The fitted kitchen is well-equipped and features a breakfast bar, along with access into the sitting room. The sitting room also leads to a convenient ground floor WC. To the first floor, the property offers five well-proportioned bedrooms, a modern three-piece bathroom suite, and a separate shower room, providing ample space for the whole family. Externally, the front of the property features a gravelled garden area, a driveway offering off-street parking, and access to the garage. To the rear, there is a beautifully maintained, enclosed south-facing garden with a patio area, two garden sheds, a lawn, and well-established planted borders with trees, shrubs, and bushes, all surrounded by panelled fencing for added privacy.

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Shower Room & Ground Floor W/C
- Garage & Driveway
- Enclosed South Facing Rear Garden
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Porch

6'0" x 2'8" (1.84 x 0.83)

The porch has carpeted flooring, double glazed windows to the front and side elevation, and a door opening to the front garden.

Hallway

13'0" x 5'10" (3.98 x 1.80)

The hallway has wood-effect flooring, carpeted stairs, coving to the ceiling, a dado rail, a radiator, and a door providing access into the accommodation.

Living Room

22'3" x 19'9" (6.79 x 6.02)

The living room has a double glazed bow window to the front elevation, two radiators, two ceiling rose, coving to the ceiling, a feature fireplace with a marble effect-surround, a TV point, carpeted flooring, and open access into the dining room.

Dining Room

8'8" x 8'7" (2.65 x 2.63)

The dining room has carpeted flooring, a radiator, coving to the ceiling, double French doors opening to the rear garden.

Kitchen

17'9" x 14'10" (5.43 x 4.53)

The kitchen has a range of fitted base and wall units with worktops and breakfast bar, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated oven, an integrated microwave, a gas ring hob and extractor fan, an in-built cupboard, a Vertical radiator, coving to the ceiling, recessed spotlights, tiled flooring, and a double glazed window to the rear elevation,

Sitting Room

13'6" x 8'9" (4.14 x 2.69)

The sitting room has two double glazed windows to the side and rear elevation, a radiator, a TV point, coving to the ceiling, and a door opening out to the side elevation.

W/C

This space has a double glazed window to the side elevation, a low level flush W/C, a counter-top wash basin, floor-to-ceiling tiling, and tiled flooring.

FIRST FLOOR

Landing

The landing has carpeted flooring, a dado rail, coving to the ceiling, access into the bordered loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Master Bedroom

12'5" x 8'3" (3.80 x 2.52)

The main bedroom has double glazed bow window to the front elevation, a radiator, coving to the ceiling, a ceiling rose, a range of fitted wardrobes, and carpeted flooring.

Bedroom Two

13'2" x 8'11" (4.02 x 2.72)

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

Bedroom Three

12'5" x 8'11" (3.79 x 2.72)

The third bedroom has double glazed window to the rear elevation, a radiator, coving to the ceiling, fitted wardrobes, and carpeted flooring.

Bedroom Four

10'2" x 9'6" (3.11 x 2.91)

The fourth bedroom has double glazed window to the rear elevation, a radiator, coving to the ceiling, a range of fitted furniture which includes wardrobes, bedside tables and a dressing table, and carpeted flooring.

Bedroom Five

8'5" x 6'5" (2.57 x 1.96)

The fifth bedroom has double glazed window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bathroom

6'3" x 5'5" (1.92 x 1.66)

The bathroom has a double glazed window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture, a radiator, coving to the ceiling, recessed spotlights, a dado rail, partially tiled walls, and vinyl flooring.

Shower Room

5'3" x 2'9" (1.61 x 0.86)

The shower room has a double glazed window to the side elevation, a wall-mounted shower fixture, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a gravelled area, a driveway with access to the garage, and access to the rear garden.

Garage

14'9" x 8'10" (4.52 x 2.71)

The garage has access into the W/C, lighting, electrics, a wall-mounted boiler, and a roller door proving access to the driveway.

Rear

To the rear of the property is an enclosed south-facing garden, with a patio, two shed, a lawn, planted borders with trees, shrubs and bushes, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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 C

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.

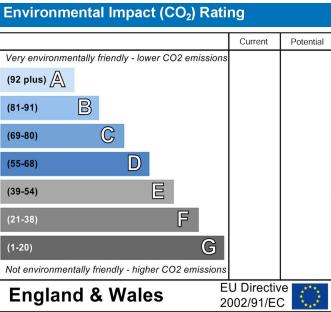
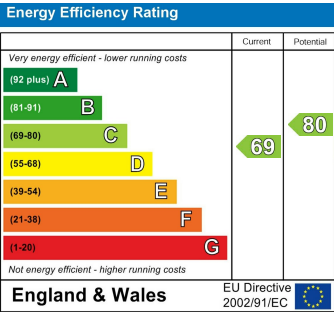
The vendor has advised the following:
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

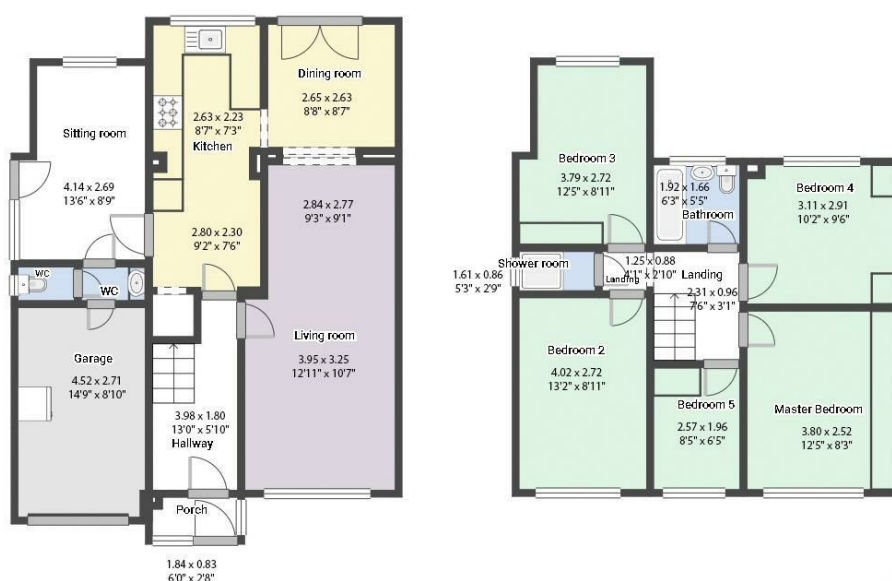
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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