

HoldenCopley

PREPARE TO BE MOVED

Airfield Way, Hucknall, Nottinghamshire NG15 6WZ

Asking Price £395,000

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WELL PRESENTED DETACHED FAMILY HOME...

This well presented detached house offers a wealth of space both inside and out, making it a perfect purchase for any family buyer looking to move straight in. The property has been well-maintained throughout and offers a modern, stylish interior, ideal for contemporary living. Situated in a popular and convenient location, it's within close proximity to excellent transport links, local shops, and great schools—making this a fantastic choice for growing families. To the ground floor, the accommodation comprises an entrance hall, a downstairs W/C, a bay-fronted living room providing a bright and airy space, and a stylish open-plan kitchen/diner complete with integrated appliances and double French doors leading out to the rear garden. There is also a useful utility room, a versatile storage space, and a storage garage. Upstairs, the property boasts four generous double bedrooms. The master benefits from two built-in wardrobes and a private en-suite shower room, while the remaining bedrooms are serviced by a modern four-piece family bathroom. The loft is fully boarded, providing excellent additional storage space. Outside, the property offers a block-paved driveway, a well-maintained front garden with a lawn and decorative stone border, and a wall-mounted CCTV camera for added security. To the rear, you'll find a private enclosed garden featuring a paved patio area, a well-kept lawn, a decked seating area, and an additional CCTV camera.

MUST BE VIEWED





- Detached Family Home
- Four Double Bedrooms
- Modern Fitted Kitchen-Diner With Integrated Appliances
- Spacious Reception Room & Versatile Storage Space
- Ground Floor W/C & Utility Room
- Four Piece Bathroom Suite & En-Suite
- Off-Road Parking & Storage Garage
- Private Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'3" x 10'0" (max) (3.45m x 3.07m (max))
The entrance hall has an entrance mat, wood-effect flooring, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

W/C

5'9" x 2'11" (1.76m x 0.91m)
This space has a low level flush W/C, a pedestal wash basin, wood-effect flooring, partially tiled walls, a radiator, an extractor fan and a UPVC double-glazed window to the side elevation.

Living Room

17'5" x 11'10" (max) (5.33m x 3.61m (max))
The living room has a UPVC double-glazed bay window to the front elevation, a UPVC double-glazed window to the side elevation, carpeted flooring and a radiator.

Kitchen-Diner

17'3" x 15'8" (max) (5.28m x 4.79m (max))
The kitchen-diner has a range of fitted gloss base and wall units with worktops with a tiled splashback, an integrated oven, dishwasher and fridge, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer, wood-effect flooring, space for a dining table, a radiator, recessed spotlights, UPVC double-glazed windows to the rear and side elevations and UPVC double French doors out to the garden.

Utility

9'10" x 4'5" (3.00m x 1.37m)
The utility has fitted gloss handleless wall units, a fitted worktop, a washing machine and tumble dryer, wood-effect flooring, a radiator and a single composite door providing access out to the garden.

Storage Space

14'11" x 9'8" (4.56m x 2.95m)
The storage space has carpeted flooring and a built-in cupboard.

Garage

9'9" x 3'11" (2.98m x 1.21m)
The garage has space for storage and an up and over garage door.

FIRST FLOOR

Landing

13'1" x 9'8" (max) (3.99m x 2.97m (max))
The landing has carpeted flooring, a radiator, a built-in cupboard, access into the boarded loft and provides access to the first floor accommodation.

Master Bedroom

14'9" x 12'7" (max) (4.51m x 3.84m (max))
The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in wardrobe, a further built-in mirrored sliding door wardrobe and access into the en-suite.

En-Suite

8'1" x 5'1" (2.47m x 1.55m)
The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, wood-effect flooring, partially tiled walls, a radiator, recessed spotlights, an extractor fan and a UPVC double-glazed obscure windows to the side elevation.

Bedroom Two

12'9" x 10'4" (max) (3.89m x 3.15m (max))
The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bedroom Three

12'7" x 10'4" (max) (3.85m x 3.17m (max))
The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Four

11'10" x 10'0" (3.62m x 3.05m)
The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bathroom

8'7" x 6'8" (2.64m x 2.05m)
The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath, a fitted shower enclosure with a mains-fed shower, partially tiled walls, a radiator, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a block paved driveway, a garden with a lawn and a decorative stone border, courtesy lighting, a wall-mounted CCTV camera and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a paved patio, a lawn, a wooden decked seating area, mature shrubs and trees, a wall-mounted CCTV camera and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
Phone Signal – All 4G & 5G & some 3G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Very low risk of flooding
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – 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
Service Charge in the year marketing commenced (£PA): £380.10

The information regarding service charge has been obtained from the vendor. HoldenCopley have checked the most recent statement for the service charge. 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.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

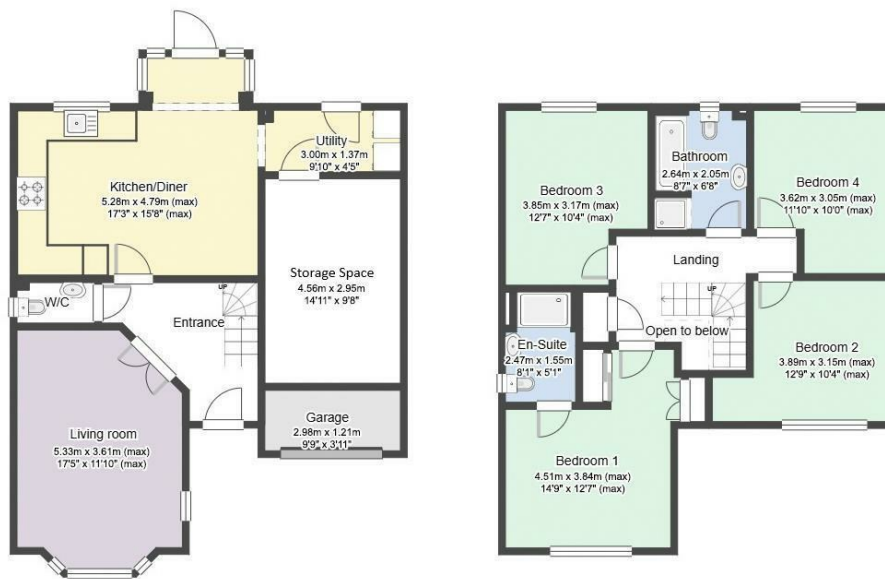
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|--|-------------------------|---|--|-------------------------|
| | | Potential | | | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 94 | (92 plus) A | | |
| (81-91) B | | 84 | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC | England & Wales | | EU Directive 2002/91/EC |

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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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