

# HoldenCopley

PREPARE TO BE MOVED

West Street, Hucknall, Nottinghamshire NG15 7BW

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Guide Price £375,000 - £400,000

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UNIQUE OPPORTUNITY WITH NO UPWARD CHAIN...

This unique property offers a fantastic opportunity to acquire two homes in one! Comprising a beautifully presented three-bedroom main cottage and an attached two-bedroom annex, this versatile setup is ideal for multi-generational living, rental potential, or as a spacious family home with additional accommodation. Situated in a popular area, this property is just minutes away from the excellent amenities and facilities Hucknall has to offer as well as regular transport links, various shops and schools. The main cottage exudes character and seamlessly blends traditional charm with modern living. The ground floor features two inviting reception rooms, a modern kitchen diner ideal for entertaining, and a stylish family bathroom. Upstairs, there are three generous double bedrooms, with the main bedroom benefiting from access to its own W/C for added convenience. The self-contained annex offers a charming and functional layout with its own private entrance. The ground floor features an open-plan reception room with a fitted kitchen, providing a bright and practical living space. On the upper level, there are two bedrooms and a shower room, ensuring comfort and convenience for its occupants. To the front of the property, there is access to on-street parking, as well as gated access to a driveway providing off-road parking. To the rear, you'll find a charming courtyard-style garden with a central circular patio crafted from cobblestone-style paving. Surrounding the patio are neatly arranged sections of greenery, offering a tranquil space to enjoy the outdoors.

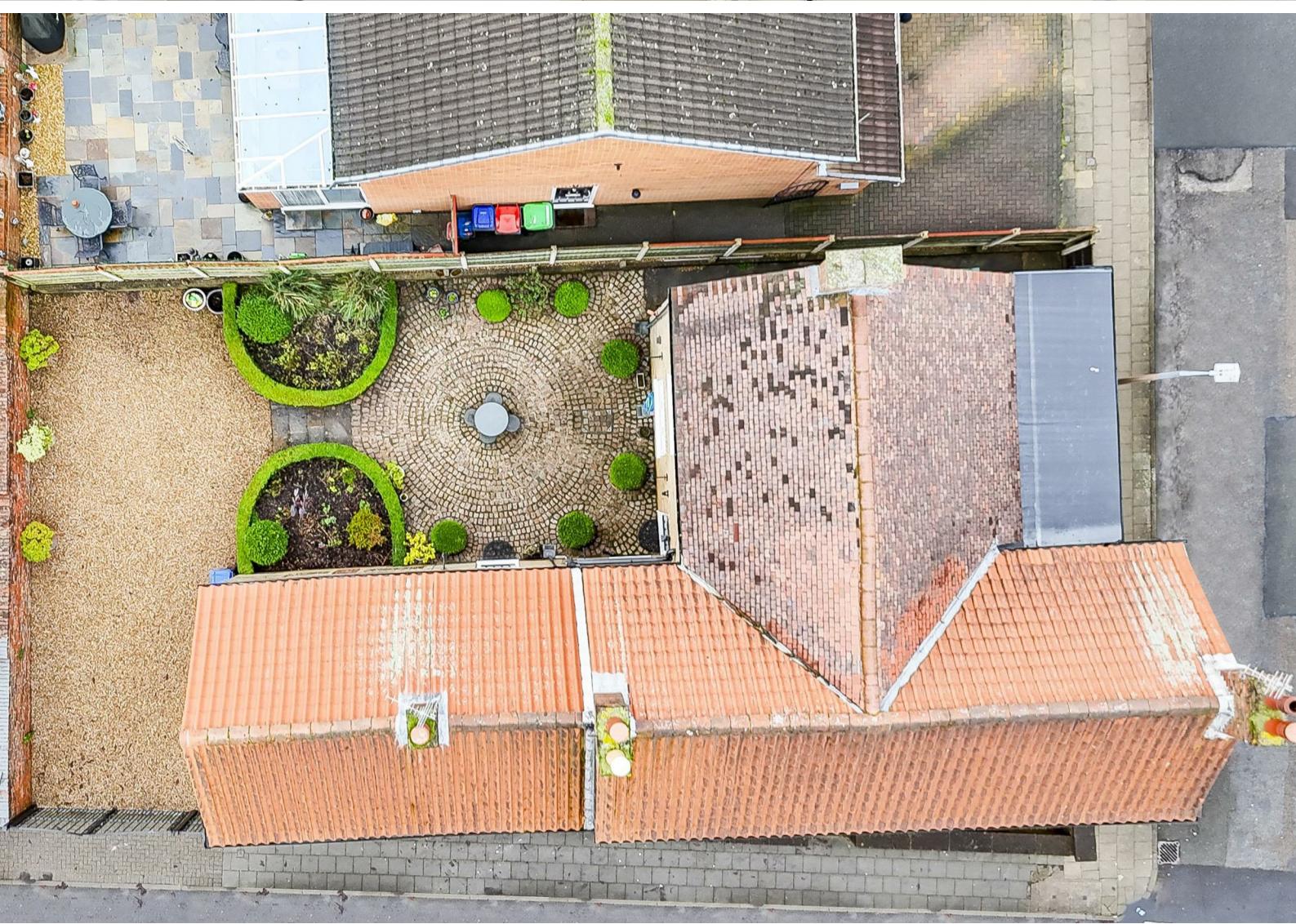
MUST BE VIEWED!





- Charming Cottage With Separate Annex
- Three Double Bedrooms & Two Bedrooms
- Two Reception Rooms & Open-Plan Reception Room
- Modern Kitchen Diner & Fitted Kitchen
- Ground Floor Stylish Bathroom & Shower Room
- South-Facing Courtyard Garden
- Driveway
- Beautifully Presented Throughout
- No Upward Chain
- Popular Location





## COTTAGE GROUND FLOOR

### Entrance Hall

14'0" x 3'2" (4.27 x 0.98)

The entrance hall has tiled flooring, a radiator, a picture rail and a single composite door providing access into the accommodation.

### Living Room

14'6" x 13'0" (4.42 x 3.97)

The living room has carpeted flooring, a radiator, a picture rail, exposed ceiling beams, a traditional open fireplace, a UPVC double-glazed bow window to the front elevation and a UPVC double-glazed window to the rear elevation overlooking the courtyard garden.

### Sitting Room

14'6" x 13'0" (4.44 x 3.98)

The sitting room has carpeted flooring, a radiator, exposed ceiling beams, a stone fireplace alcove with a timber mantel and a stone hearth, a UPVC double-glazed window to the side elevation and a UPVC double-glazed bow window to the front elevation.

### Kitchen Diner

16'4" x 14'5" (5.00 x 4.40)

The kitchen diner has a range of fitted base and wall units with worktops, a composite sink and a half with a drainer and a swan neck mixer tap, an integrated oven, gas hob, extractor fan & fridge freezer, space and plumbing for a washing machine & tumble dryer, tiled flooring, two radiators, exposed ceiling beams, two UPVC double-glazed windows to the side and rear elevations and a single composite door providing access to the rear garden.

### Bathroom

9'10" x 7'10" (3.02 x 2.41)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a double-ended bath with central taps, a large shower enclosure with a shower fixture, a heated towel rail, partially tiled walls, tiled flooring, an extractor fan and a UPVC double-glazed window to the side elevation.

### Hallway

8'11" x 5'4" (2.72 x 1.65)

The hallway has carpeted flooring and a spiral staircase.

## COTTAGE FIRST FLOOR

### Landing

12'9" x 6'0" (3.89 x 1.84)

The landing has carpeted flooring, a radiator, an in-built storage cupboard, a picture rail, a UPVC double-glazed obscure window to the side elevation and access to the first floor accommodation.

### Master Bedroom

14'5" x 13'6" (4.40 x 4.12)

The main bedroom has carpeted flooring, a radiator, a traditional open fireplace, access to the W/C and a UPVC double-glazed window to the rear elevation.

### W/C

5'5" x 2'7" (1.66 x 0.80)

This space has a low level dual flush W/C, a pedestal wash basin, a tiled splash back and an extractor fan.

### Bedroom Two

14'7" x 13'0" (4.45 x 3.98)

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

### Bedroom Three

14'5" x 13'0" (4.41 x 3.98)

The third bedroom has carpeted flooring, a radiator, an in-built storage cupboard, a traditional open fireplace and a UPVC double-glazed window to the front elevation.

## ANNEX GROUND FLOOR

### Living Room

13'9" x 13'2" (4.20 x 4.03)

The living room has carpeted flooring, a radiator, exposed ceiling beams, a feature exposed brick fireplace, open place to the kitchen, a UPVC double-glazed window to the front elevation and a single composite door providing access into the accommodation.

### Kitchen

13'1" x 9'1" (4.00 x 2.78)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven, gas hob & extractor fan, space and plumbing for a washing machine, partially tiled walls, tiled flooring, a radiator, exposed ceiling beams, a UPVC double-glazed window to the front elevation and a single composite door providing access to the rear garden.

## ANNEX FIRST FLOOR

### Landing

6'0" x 4'1" (1.84 x 1.25)

The landing has carpeted flooring and access to the first floor accommodation.

### Master Bedroom

12'1" x 9'8" (3.70 x 2.97)

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

### Bedroom Two

10'2" x 6'7" (3.11 x 2.01)

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

### Shower Room

7'2" x 6'1" (2.19 x 1.86)

The shower room has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with a shower fixture, waterproof boarding, a radiator, tiled flooring, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is access to on-street parking and gated access to the driveway and garden.

### Rear

To the rear of the property is a courtyard style garden with a central circular patio from cobblestone-style paving, surrounding the patio are neatly arranged sections of greenery, including symmetrical curved planting beds framed by well-manicured box hedges.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice 4G - Limited coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years - The government website states this is a medium risk flood area.

Flood Defences – 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

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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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