

HoldenCopley

PREPARE TO BE MOVED

Beardsmore Grove, Hucknall, Nottinghamshire NG15 8AW

Guide Price £200,000

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GUIDE PRICE £200,000 - £220,000

Nestled in a quiet cul-de-sac within a popular location, this well-presented three-bedroom semi-detached house offers a versatile and inviting home suitable for a range of buyers. The ground floor boasts an entrance hall leading to a charming bay-fronted living room, a spacious dining room perfect for gatherings, and a recently fitted kitchen. Ascending to the first floor, you'll find two bedrooms serviced by a contemporary shower suite. The second floor reveals a versatile attic room offering a flexible space to suit your needs. Outside, the property features a convenient driveway for two spaces at the front, while the rear showcases a meticulously maintained garden with multiple seating areas, perfect for relaxation and entertaining. With close proximity to various amenities, excellent commuting links, and reputable schools, this property seamlessly blends comfort, style, and practicality.

MUST BE VIEWED





- Semi-Detached House
- Two Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Shower Suite
- Versatile Attic Space
- Replaced Roof, Bathroom & Kitchen
- Beautiful Garden With Multiple Seating Areas
- Driveway For Two Cars
- Popular Location





GROUND FLOOR

Entrance Hall

5'2" x 3'9" (max) (1.59m x 1.15m (max))

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

Living Room

16'4" x 11'4" (max) (5.00m x 3.47m (max))

The living room has a UPVC double-glazed bay window to the front elevation, wooden flooring, a TV point, a recessed chimney breast alcove with a wooden beam and tiled hearth, coving to the ceiling, a ceiling rose, a radiator, and an arched opening into the dining room.

Dining Room

14'6" x 9'4" (max) (4.44m x 2.87m (max))

The dining room has wooden flooring, a radiator, coving to the ceiling, an in-built cupboard, and double French doors opening out to the rear garden.

Kitchen

16'10" x 7'9" (max) (5.15m x 2.38m (max))

The kitchen has a range of fitted shaker-style base and wall units with a wood-effect worktop, a composite sink with a swan neck mixer tap and drainer, an integrated electric oven, an induction hob with an extractor fan and splashback, space for a fridge freezer, space and plumbing for a washing machine, wooden flooring, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

12'4" x 9'6" (max) (3.76m x 2.91m (max))

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

Bedroom One

12'8" x 11'4" (max) (3.88m x 3.46m (max))

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

Bedroom Two

9'2" x 7'1" (2.81m x 2.17m)

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

Shower Suite

12'9" x 4'10" (3.89m x 1.48m)

This space has a concealed dual flush W/C, a vanity unit wash basin with fitted storage underneath, a shower enclosure with a mains-fed shower and a sliding shower screen, a chrome heated towel rail, partially tiled walls, wood-effect vinyl flooring, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two Stairway

6'4" x 2'0" (1.95m x 0.63m)

This space has carpeted stairs leading to the attic room.

SECOND FLOOR

Attic Room

14'11" x 10'0" (max) (4.57m x 3.05m (max))

This space has wood-effect flooring, eaves storage, a half-vaulted ceiling, and a Velux window.

OUTSIDE

Front

To the front of the property is a block-paved driveway, and gated access to the rear garden.

Rear

To the rear of the property is a low maintenance garden with patio and gravelled

areas, a lawn, a patio pathway, a range of plants and shrubs, a pergola, an outdoor tap, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Fibre

Broadband Speed - Ultrafast 1000 Mbps - download / 220 Mbps - upload

Phone Signal – Mostly good coverage for 4G

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+

Area - Medium risk for surface water / Very low risk of Rivers & the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band A

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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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