

HoldenCopley

PREPARE TO BE MOVED

Watnall Road, Hucknall, Nottinghamshire NG15 7NH

Offers Over £250,000

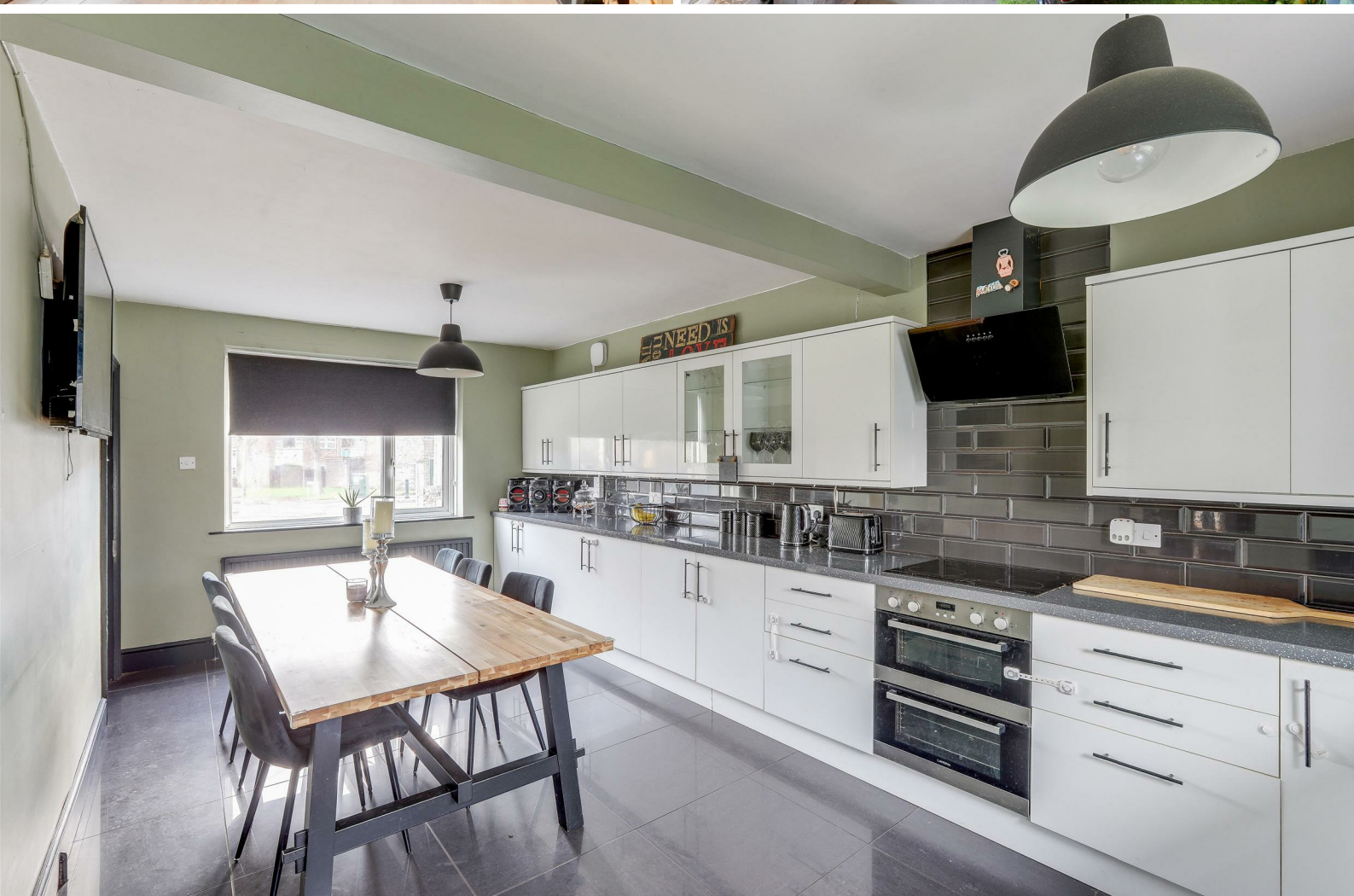
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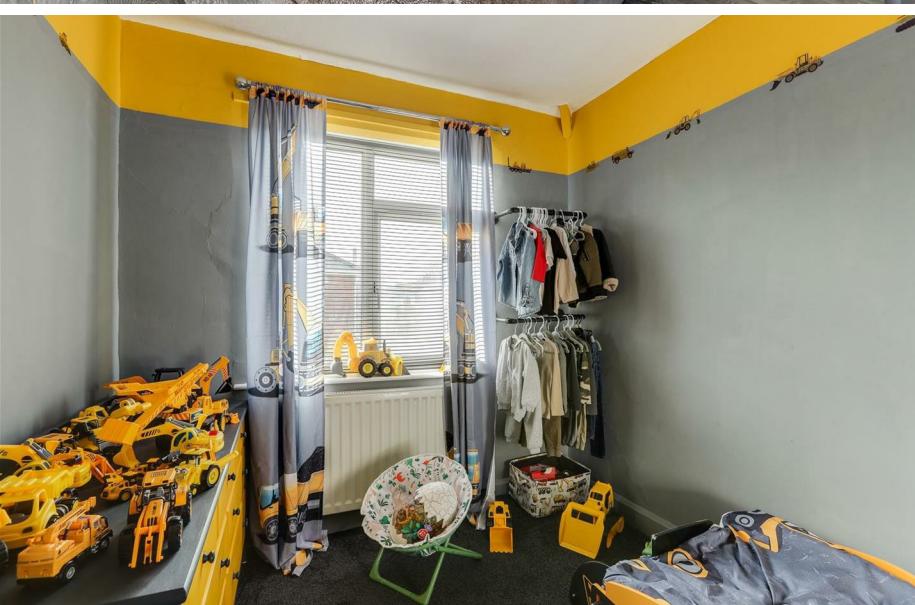
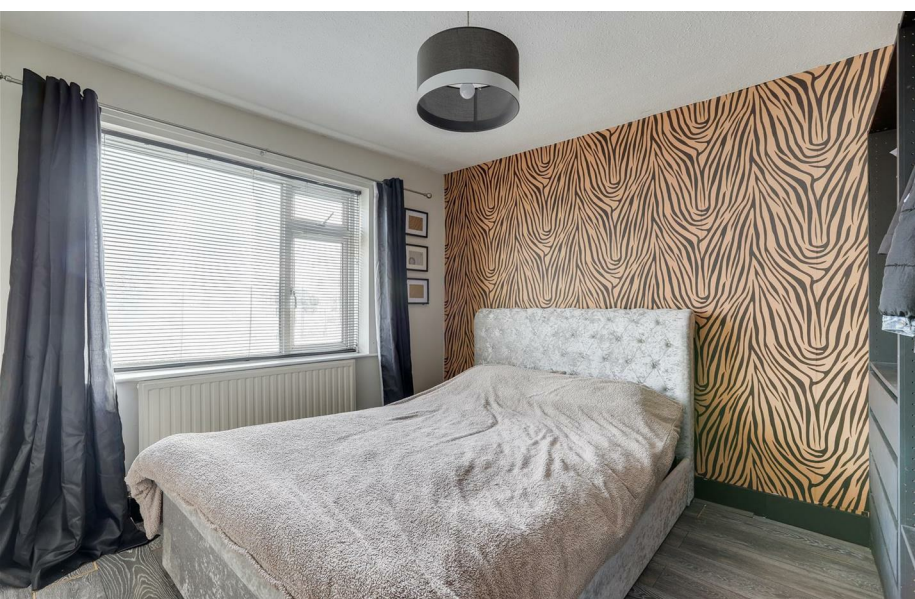


DECEPTIVELY SPACIOUS FAMILY HOME...

This well-presented three-bedroom semi-detached house offers deceptively spacious accommodation throughout, making it the perfect purchase for any family buyer looking for a home they can move straight into. Positioned in a well-connected location, the property is within close distance to a range of amenities including shops, great schools, and convenient transport links. To the ground floor, the accommodation comprises an entrance hall, a modern fitted kitchen-diner, a spacious living room, a bright conservatory, and a shower room. The first floor carries three good-sized bedrooms, a stylish two-piece bathroom featuring a freestanding bathtub, a separate W/C, and loft access. Outside, the front of the property boasts a generous low-maintenance area with artificial lawn, decorative stones, and a shed. With the addition of a drop kerb, this space has the potential to become a large driveway offering ample off-road parking. To the rear, the property features a garden with artificial lawn and a natural lawn, along with two versatile wooden outbuildings—both with storage—making this a highly functional and adaptable outdoor space.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Modern Fitted Kitchen-Diner
- One Reception Room
- Conservatory
- Ground Floor Shower Room
- Contemporary Two Piece Bathroom & Separate W/C
- Large Rear Garden With Two Outbuildings
- Well-Connected Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'6" x 5'10" (max) (4.43m x 1.80m (max))

The entrance hall has a UPVC double-glazed window to the side elevation, tiled flooring, carpeted stairs, an under the stairs cupboard, a radiator and a single UPVC door providing access into the accommodation.

Living Room

14'11" x 11'5" (max) (4.55m x 3.49m (max))

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a decorative surround.

Conservatory

15'6" x 10'4" (4.73m x 3.17m)

The conservatory has UPVC double-glazed windows to the side and rear elevations, wood-effect flooring, a decorative surround with an electric stove, a polycarbonate roof and UPVC double French doors providing access out to the garden.

Kitchen-Diner

19'9" x 12'4" (max) (6.04m x 3.76m (max))

The kitchen-diner has a range of fitted gloss base and wall units with worktops and a tiled splashback, an integrated double oven, dishwasher, fridge and freezer, a stainless steel sink with a drainer, a hob with an extractor hood, space and plumbing for a washing machine, tiled flooring, two radiators, space for a dining table, UPVC double-glazed windows to the front and rear elevations and a single UPVC door providing access out to the garden.

Shower Room

5'5" x 4'9" (1.66m x 1.45m)

The shower room has a low level flush W/C, a vanity style wash basin, a fitted corner shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring and walls, a chrome heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

14'11" x 7'6" (max) (4.56m x 2.30m (max))

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

Master Bedroom

14'11" x 11'5" (max) (4.57m x 3.49m (max))

The main bedroom has UPVC double-glazed windows to the front and rear elevations, carpeted flooring and a radiator.

Bedroom Two

11'6" x 10'5" (3.52m x 3.19m)

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

Bedroom Three

9'2" x 7'10" (2.81m x 2.40m)

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

Bathroom

7'8" x 5'5" (max) (2.36m x 1.66m (max))

The bathroom has a wall-mounted vanity unit with a countertop wash basin, a freestanding bathtub with a freestanding mixer tap and hand-held shower, tiled flooring, partially tiled and panelled walls, a heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

W/C

4'4" x 2'9" (1.34m x 0.86m)

This space has a low level flush W/C, a radiator and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front there are artificial lawned areas, decorative stones, a shed and a single wooden gate providing rear access.

Rear

To the rear is a garden with an artificial lawn, a lawn, two wooden outbuildings and fence panelled boundaries.

Storage Room One

14'5" x 9'6" (4.41m x 2.92m)

The storage room has a UPVC double-glazed window, wood-effect flooring, power points and lighting.

Storage One

9'6" x 4'7" (2.90m x 1.41m)

The storage space has a UPVC double-glazed window and ample storage space.

Storage Room Two

15'8" x 9'6" (4.80m x 2.92m)

The storage room has UPVC double-glazed windows, power points and lighting.

Storage Two

7'5" x 5'10" (2.27m x 1.79m)

The storage space has a UPVC double-glazed window and ample storage space.

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 & some 3G & 5G 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 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.

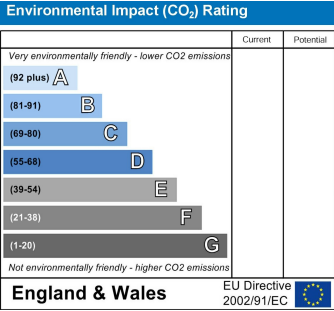
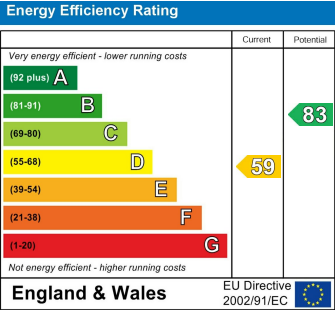
The vendor has advised the following:

Property Tenure is Freehold

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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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01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

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