

# HoldenCopley

PREPARE TO BE MOVED

Walk Mill Drive, Hucknall, Nottinghamshire NG15 8BY

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Guide Price £225,000

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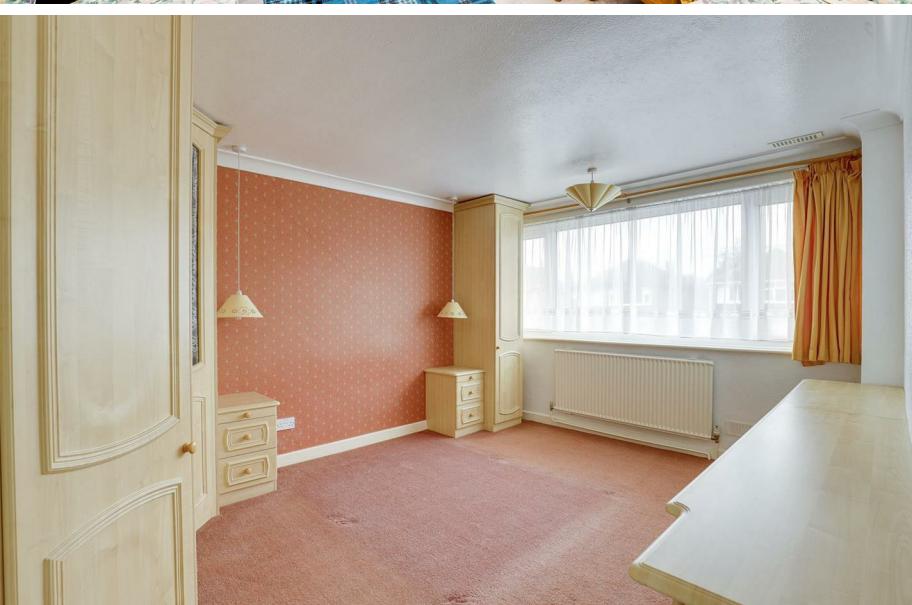
GUIDE PRICE: £225,000 - £250,000

PERFECT FAMILY HOME...

This three bedroom detached house is coming to the market boasting spacious accommodation with ample in-built storage spanning over the two floors with masses of potential making the perfect purchase for a range of buyers looking to be located in the popular location of Hucknall within easy reach to a range of shops, eateries, schools and transport links into the City Centre. Internally to the ground floor is an entrance hall, spacious living room, dining room, fitted kitchen, separate dining room and the luxury of a conservatory. The first floor holds three good sized bedrooms serviced by a three piece bathroom suite. Outside to the front is a driveway providing off street parking for two cars with a range of decorative plants and shrubs and to the rear is an enclosed garden providing access to a detached garage and shed, perfect for Summer!

MUST BE VIEWED





- Detached House
- Four Bedroom
- Spacious Living Room
- Fitted Kitchen
- Separate Dining Room
- Conservatory & Downstairs WC
- Three Piece Bathroom Suite
- Driveway & Rear Enclosed Garden
- Popular Location
- 360 Virtual Tour





## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

The entrance hall has carpeted flooring and stairs, coving to the ceiling, in-built storage cupboard, radiator and a single wooden door providing access into the accommodation

#### Living Room

13'1" x 12'5" (4.00m x 3.81m)

The living room has carpeted flooring, coving to the ceiling, recessed ceiling spotlights, radiator, feature fireplace with a tiled hearth and wooden mantelpiece and a range of UPVC double glazed windows to the front elevation

#### Kitchen

20'5" x 8'0" (6.24m x 2.46m)

The kitchen has tiled flooring, coving to the ceiling, partially tiled walls, a range of fitted wall and base units with fitted marble effect worksurfaces, wall mounted boiler, alarm panel, two radiators, space and plumbing for a washing machine/dryer/ freestanding fridge/freezer and other appliances, double glazed window to the side and rear elevation and a single wooden door providing access to the rear garden

#### Dining Room

11'1" x 10'6" (3.64m x 3.21m)

The dining room has carpeted flooring, coving to the ceiling, radiator, UPVC double glazed window and a single UPVC door providing access into the conservatory

#### WC

This area has wooden flooring, partially tiled walls, low level flush WC, washbasin with taps and a double glazed window to the front elevation

#### Conservatory

10'2" x 8'1" (3.11m x 2.47m)

The conservatory has tiled flooring, a range of UPVC double glazed windows and UPVC double glazed French doors providing access to the rear garden

### FIRST FLOOR

#### Landing

The landing has carpeted flooring, coving to the ceiling, access to an in-built storage cupboard, loft hatch, UPVC double glazed window to the side elevation, smoke alarm and provides access to the first floor accommodation

#### Master Bedroom

12'11" x 10'10" (3.96m x 3.31m)

The main bedroom has carpeted flooring, coving to the ceiling, TV point, radiator and UPVC double glazed window to the front elevation

#### Bedroom Two

10'4" x 10'0" (3.17m x 3.06m)

The second bedroom has carpeted flooring, coving to the ceiling, a range of fitted wardrobes and cupboards, radiator and a UPVC double glazed window to the rear elevation

#### Bedroom Three

8'10" x 7'11" (2.70m x 2.42m)

The third bedroom has carpeted flooring, in-built cupboard with shelving, radiator and UPVC double glazed window to the front elevation

#### Bathroom

8'9" x 5'6" (2.68m x 1.69m)

The bathroom has carpeted flooring, coving to the ceiling, partially tiled walls, low level flush WC, bidet, vanity washbasin with mixer taps, recessed ceiling spotlights, radiator, corner shower enclosure with wall mounted electric shower, extractor fan, shaving point and a UPVC double glazed obscure window to the rear elevation

### OUTSIDE

#### FRONT

To the front is a driveway providing off street parking, a range of decorative plants and shrubs and double gates providing access to the rear

### REAR

To the rear is an enclosed garden with a lawn, patio area, access to a detached garage, access to a shed, a range of decorative plants and shrubs with a wall and fence surround

### 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.

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 <sub>2</sub> ) 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	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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