

# 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 floors 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

11'11" 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.

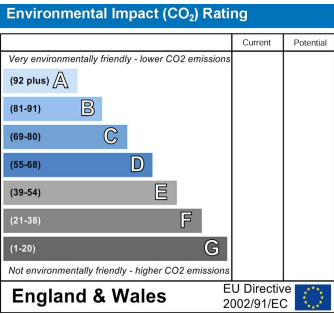
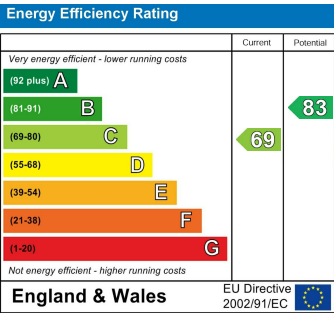
The vendor has advised the following:  
Property Tenure is Freehold

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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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