

HoldenCopley

PREPARE TO BE MOVED

Hayden Lane, Hucknall, Nottinghamshire NG15 8BH

Guide Price £260,000 - £270,000

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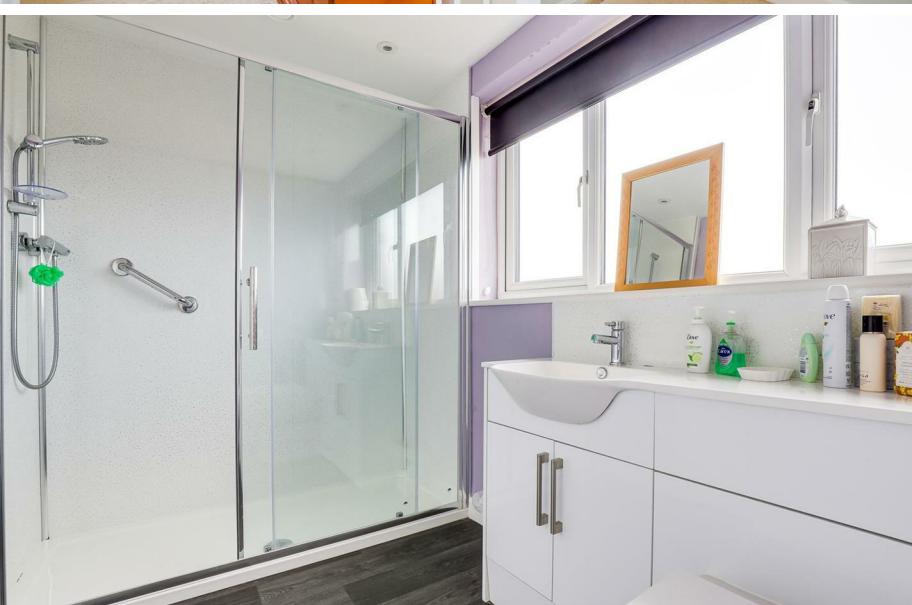
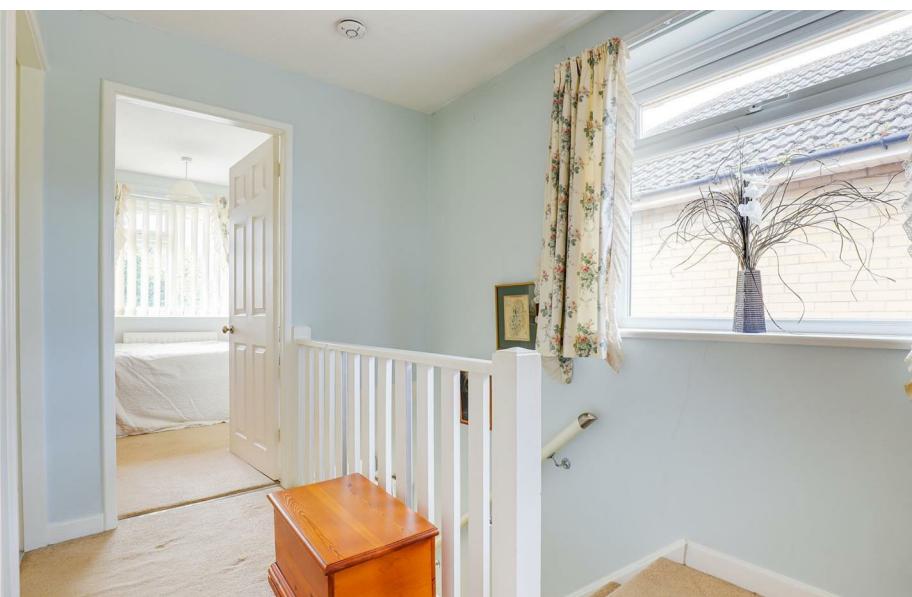


NO UPWARD CHAIN...

Located within the serene environs of Hucknall, this detached residence presents an idyllic retreat for families seeking both convenience and comfort. Situated in close proximity to the verdant expanses of Papplewick Green Play Park and The Rangers Park, as well as the vibrant amenities of Hucknall Leisure Centre, this home offers a harmonious blend of tranquillity and accessibility. A short drive away lies Hucknall Town Centre, a bustling hub brimming with shops, schools, and diverse conveniences, further enhancing the appeal of this locale. Stepping through the entrance hall, one is greeted by a seamless fusion of functionality and style. The ground floor boasts an array of inviting spaces, including a living room exuding warmth and hospitality. Adjacent, the dining room beckons with French doors that unveil the rear garden. A meticulously appointed kitchen, complete with modern fittings and open access to the corridor, offers a culinary haven for culinary enthusiasts. Continuing the journey, a rejuvenating three-piece shower room awaits, along with a spacious family room boasting its own set of French doors leading to the rear garden. Ascending to the first floor, three generously proportioned bedrooms await, each providing a haven of comfort and repose. Completing the upper level, a three-piece bathroom suite offers a sanctuary for relaxation and rejuvenation. Outside, the property's allure extends. The frontage welcomes you with a lawn, accompanied by courtesy lighting and a driveway, providing ample parking space. Meanwhile, the rear garden beckons which features a patio area ideal for alfresco dining, a lawn, and thoughtfully planted borders, all enclosed within a fence-panelled boundary.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Family Room
- Ground Floor Shower Room & Three Piece Bathroom Suite
- Off Street Parking
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'11" x 6'2" (4.56m x 1.89m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, full-height obscure windows to the front elevation, and a UPVC door providing access into the accommodation.

Living Room

12'5" x 12'9" (3.79m x 3.90m)

The living room has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, a feature fireplace with a wooden surround and marble hearth, and carpeted flooring.

Dining Room

10'5" x 12'2" (3.20m x 3.73m)

The dining room has carpeted flooring, coving to the ceiling, and double French doors opening out to the rear garden.

Kitchen

11'10" x 7'11" (3.63m x 2.42m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and half with a mixer tap and drainer, an integrated double oven, ceramic hob and extractor fan, an in-built cupboard, space and plumbing for a washing machine and dishwasher, space for a tumble dryer, space for a fridge freezer, a wall-mounted boiler, a radiator, a tiled splashback, tiled flooring, recessed spotlights, a Velux window, and a UPVC double glazed window to the rear elevation.

Shower Room

5'7" x 4'1" (1.72m x 1.25m)

The shower room has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a counter top wash basin, a walk-in shower with a wall-mounted electric shower, an extractor fan, partially tiled walls, and tiled flooring.

Rear Porch

6'11" x 3'1" (2.11m x 0.95m)

The rear porch has tiled flooring, and two UPVC doors opening out to the side elevations.

Family Room

9'6" x 19'1" (2.90m x 5.84m)

The family room has a UPVC double glazed window to the rear elevation, a radiator, recessed spotlights, wood-effect flooring, and French doors opening out to the rear garden.

FIRST FLOOR

Landing

6'5" x 9'1" (1.96m x 2.77m)

The landing has a UPVC double glazed window to the side elevation, an in-built cupboard, carpeted flooring, access into the loft, and access to the first floor accommodation.

Master Bedroom

11'0" x 13'1" (3.37m x 4.01m)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, a range of fitted furniture including wardrobes, bedside cabinets, cupboards and recessed spotlights, coving to the ceiling, and carpeted flooring.

Bedroom Two

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

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes, and carpeted flooring.

Bedroom Three

8'9" x 7'10" (2.68m x 2.39m)

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

Bathroom

8'9" x 5'8" (2.68m x 1.74m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C with a countertop wash basin, a double shower enclosure with a wall-mounted shower fixture, a heated towel rail, recessed spotlights, an extractor fan, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a lawn area, courtesy lighting, a driveway, and access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, planted borders, and fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Some coverage of 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

The vendor has informed us that the rear extension has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

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.

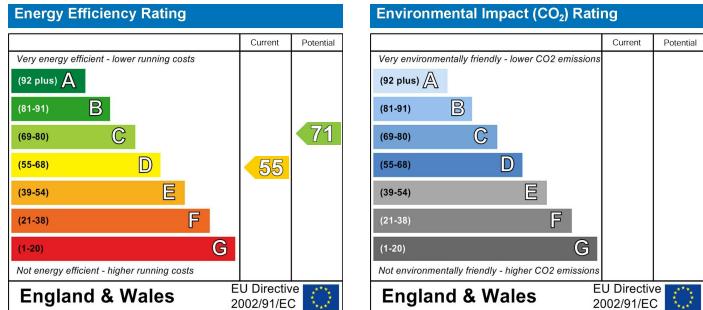
The vendor has advised the following:

Property Tenure is Freehold

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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.





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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