

# HoldenCopley

PREPARE TO BE MOVED

Washdyke Lane, Hucknall, Nottinghamshire NG15 6PP

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Asking Price £395,000

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## BURSTING WITH CHARACTER...

This individually built detached family home boasts a wealth of space spanning across three floors whilst offering plenty of potential and various original features including exposed beams on the ceiling, brick walls and many more. This property would be appealing to many growing families therefore we recommend an early viewing. Situated in a quiet location within easy reach of the centre of Hucknall, hosting a range of local amenities and excellent transport links as well as the stunning open fields for those lovely countryside walks. To the ground floor is an entrance hall, two reception rooms, a spacious kitchen and a utility room W/C. The first floor carries three bedrooms and a bathroom suite complete with a dressing room to the second and an en-suite to the master. Upstairs on the second floor are a further two bedrooms. Outside to the rear is a good sized garden with a garage and a small driveway to provide off road parking.

MUST BE VIEWED







- Detached Family Home
- New & Original Features
- Five Bedrooms
- Two Reception Rooms
- Large Kitchen
- Utility & Ground Floor WC
- Spacious Rear Garden
- Two Bathrooms
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a radiator and provides access into the accommodation

Living Room

22'5" x 10'9" (6.85 x 3.29)

The living room has two double glazed windows, laminate flooring, a TV point, two radiators, wall light fixtures, exposed beams on the ceiling, a recessed chimney breast alcove with a tiled hearth and double doors to the rear garden

Kitchen

22'0" x 15'9" (6.72 x 4.81)

The kitchen has a range of fitted base units with worktops, a stainless steel sink and a half with mixer taps, space for a range cooker, an extractor hood and a stainless steel splash back, space for an American style fridge freezer, tiled flooring, tiled splash back, a radiator, wall light fixtures, two double glazed windows and an exposed beam to the ceiling

Dining Room

13'0" x 11'10" (3.97 x 3.63)

The dining room has a double glazed window, carpeted flooring, a radiator, an exposed brick wall, exposed beams on the ceiling and a feature fireplace with a decorative surround

Hall

The hall has tiled flooring, a wall mounted combi-boiler and a single door to give side access

Utility & W/C

7'1" x 5'8" (2.17 x 1.75)

The utility room has a wooden worktop, space and plumbing for a washing machine, space for a tumble dryer, a low level flush W/C, tiled flooring, fully tiled walls and an obscure double glazed window

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator and provides access to the first floor accommodation

Bedroom One

21'11" x 9'8" (6.69 x 2.96)

The main bedroom has two double glazed windows, carpeted flooring, a radiator and access to an en-suite

En-Suite

6'8" x 6'5" (2.05 x 1.98)

The en-suite has a low level flush W/C, a chrome heated towel rail, a double walk in shower enclosure with a wall mounted electric shower, tiled flooring, fully tiled walls and a double glazed obscure window

Bedroom Two

13'1" x 10'8" (3.99 x 3.27)

The second bedroom has two double glazed windows, carpeted flooring, a radiator and access into a large dressing area

Dressing Room

This space has carpeted flooring

Bedroom Three

10'0" x 8'11" (3.07 x 2.74)

The third bedroom has a double glazed window, carpeted flooring and a radiator

Bathroom

9'3" x 6'2" (2.82 x 1.90)

The bathroom has a low level flush W/C, a wall mounted wash basin, a bath with central taps and claw feet, a radiator, wood effect flooring, partially tiled walls, coving to the ceiling and a double glazed window

SECOND FLOOR

Bedroom Four

26'8" x 12'8" (8.15 x 3.87)

The fourth bedroom has carpeted flooring, eaves storage, a radiator, a double glazed window, wood panelled walls and ceiling

Bedroom Five

11'2" x 10'6" (3.41 x 3.22)

The fifth bedroom has carpeted flooring, eaves storage, a radiator, a double glazed window, wood panelled walls and ceiling

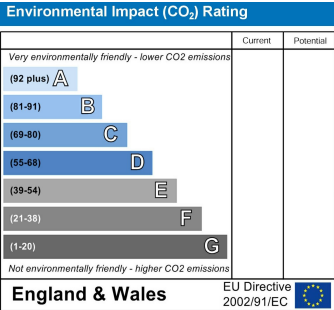
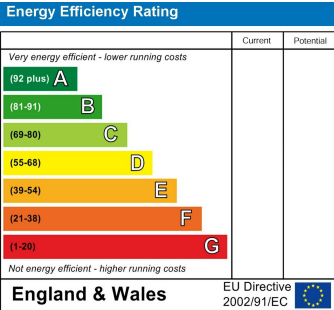
OUTSIDE

To the rear of the property is a private enclosed garden with decked patio area, a lawn, a range of plants and shrubs, an outdoor tap, courtesy lighting, fence panelling, space for a shed and access into the garage with a small driveway in front

DISCLAIMER

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.





Approx. Gross Internal Area of the Ground floor:  
**675.11 Sq Ft - 62.72 Sq M**

Approx. Gross Internal Area of the Entire Property:  
**1704.03 Sq Ft - 158.31 Sq M**

Approx. Gross Internal Area of the 1st floor:  
**642.39 Sq Ft - 59.68 Sq M**

Approx. Gross Internal Area of the Entire Property:  
**1704.03 Sq Ft - 158.31 Sq M**

Approx. Gross Internal Area of the 2nd floor:  
**386.53 Sq Ft - 35.91 Sq M**

Approx. Gross Internal Area of the Entire Property:  
**1704.03 Sq Ft - 158.31 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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