

HoldenCopley

PREPARE TO BE MOVED

Annesley Road, Hucknall, Nottinghamshire NG15 8AY

Guide Price £300,000 - £325,000

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WELL-CONNECTED AREA...

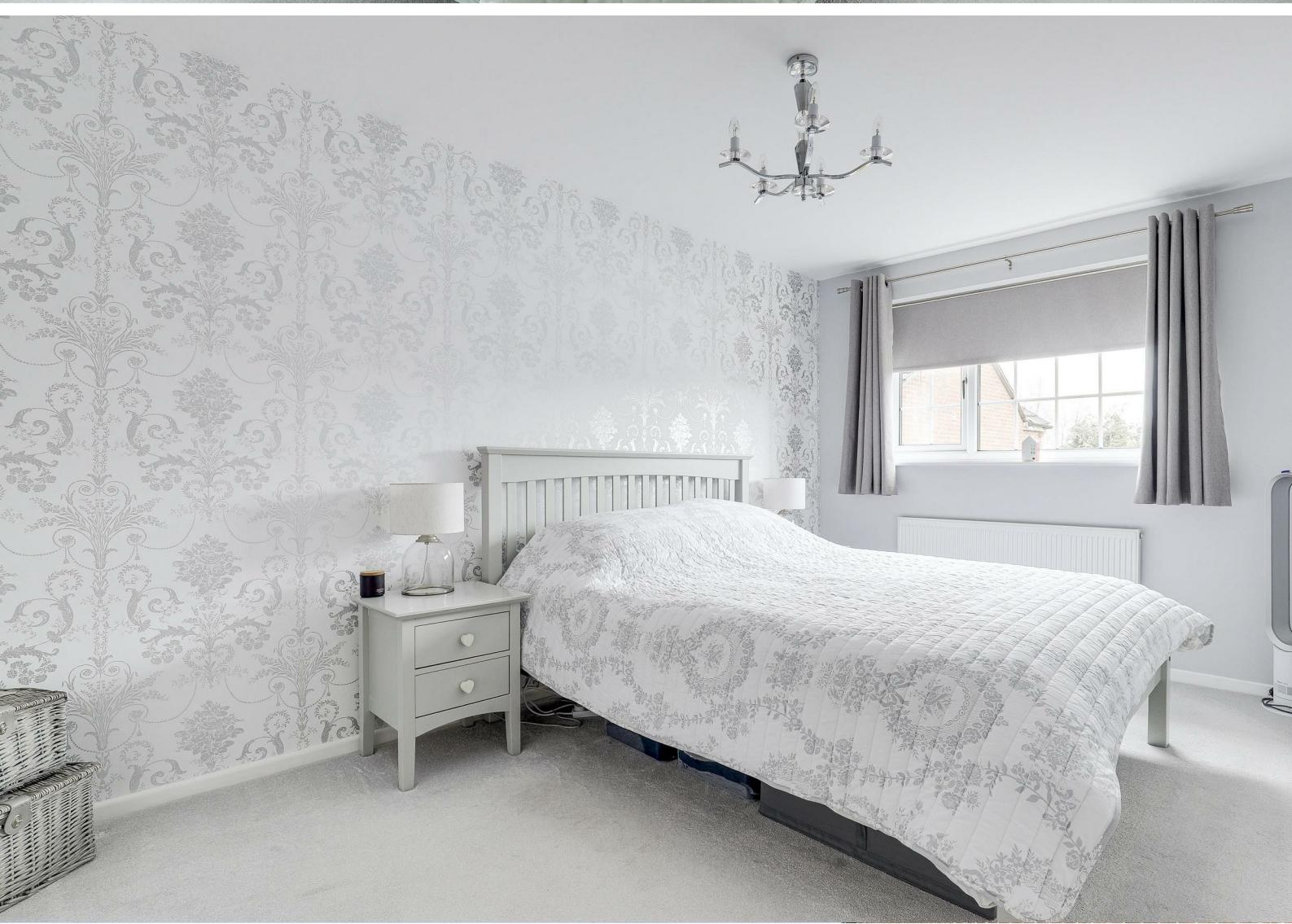
A beautifully presented detached family home, ideally situated within close proximity to local schools, a range of amenities, and excellent transport links into the City Centre. The accommodation is approached via a welcoming conservatory, leading into a spacious hallway. To the ground floor, there is a generous living room featuring French doors that open directly onto the rear garden, creating a seamless indoor-outdoor flow. The fitted kitchen provides functional workspace and convenient access to a W/C. On the first floor, there are three well-proportioned bedrooms and a contemporary three-piece bathroom suite. Externally, the property benefits from a low-maintenance front garden with gravelled borders, a bin store, panelled fencing, and gated access to the rear. The rear garden is fully enclosed and thoughtfully designed, featuring a patio area, a lawn bordered with slate gravel, an external tap, and electrical socket. A variety of established plants, shrubs, and bushes add colour and interest, providing a private and welcoming outdoor space.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite & Ground Floor W/C
- Enclosed Rear Garden
- Off-Street Parking
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Conservatory

5'8" x 14'6" (1.75m x 4.43m)

The conservatory has tiled flooring with under-floor heating, a UPVC double glazed window to the front elevation, a composite door opening to the front garden, and a UPVC door opening to the rear garden.

Hallway

5'11" x 5'6" (1.82m x 1.70m)

The hallway has wood-effect flooring, carpeted stairs, and a door providing access into the accommodation.

Kitchen

15'4" x 15'8" (4.69m x 4.80m)

The kitchen has a range of fitted base and wall units and under unit lighting with Quartz worktops, an under-mounted sink with a swan neck mixer tap and integrated drainer grooves, two integrated ovens, an integrated microwave, an induction hob and extractor hood, an integrated wine fridge, recessed spotlights, a Velux window, and three UPVC double glazed windows to the front and side elevation.

W/C

5'6" x 7'9" (1.69m x 2.37m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a wall-mounted vanity-style wash basin, a chrome heated towel rail, recessed spotlights, extractor fan, and wood-effect flooring.

Living Room

17'5" x 16'3" (5.31m x 4.97m)

The living room has full-height UPVC double glazed windows to the side and rear elevation, coving to the ceiling, recessed spotlights, a radiator, a feature fireplace, a TV point, and carpeted flooring.

FIRST FLOOR

Landing

8'9" x 6'2" (2.67m x 1.89m)

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

Bedroom One

10'4" x 13'11" (3.17m x 4.25m)

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

Bedroom Two

10'3" x 9'10" (3.13m x 3.00m)

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

Bedroom Three

7'2" x 10'10" (2.19m x 3.32m)

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

Bathroom

7'0" x 6'11" (2.15m x 2.11m)

The bathroom has a UPVC double glazed obscure window to the front elevation, low level flush W/C, a wall-mounted wash basin, a walk-in shower fixture with a wall-mounted rainfall and handheld shower fixture, recessed spotlights, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a bin store, gravelled borders, a fence panelled boundary, and gated access.

Rear

To the rear of the property is an enclosed garden featuring an outside tap and an external electrical socket. The space includes a patio area and a lawn, bordered with slate gravel and a variety of established plants, shrubs, and bushes, all enclosed by panelled fencing.

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 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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

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

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.

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		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	80	58

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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