

HoldenCopley

PREPARE TO BE MOVED

Occupation Road, Hucknall, Nottinghamshire NG15 6DZ

Guide Price £190,000 - £210,000

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DECEPTIVELY SPACIOUS FAMILY HOME...

This well-presented mid-terrace, three-storey home offers deceptively spacious accommodation arranged over three levels and would be ideal for a family buyer looking to move straight in. Situated in a convenient location, the property is within close proximity to local shops, great schools, and excellent transport links. To the ground floor, the accommodation comprises a living room with access down to the cellar, a separate dining room, a modern fitted kitchen, and a useful ground floor W/C. The first floor hosts two well-proportioned bedrooms along with a stylish four-piece bathroom suite, featuring a freestanding bath. To the second floor are two further bedrooms, providing flexible space for a growing family, home office, or guest rooms. Outside, there is on-street parking to the front, while to the rear is a private, low-maintenance courtyard-style garden, perfect for outdoor seating with minimal upkeep. The property further benefits from a new roof and new windows fitted in April 2025.

MUST BE VIEWED





- Three-Storey Mid-Terrace House
- Four Bedrooms
- Modern Fitted Kitchen
- Two Reception Rooms
- Useful Cellar
- Contemporary Four Piece Bathroom Suite
- Private Low Maintenance Courtyard Style Garden
- Convenient Location
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Living Room

12'0" x 11'0" (3.67m x 3.36m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a single composite door providing access into the accommodation.

Dining Room

12'7" x 12'0" (3.84m x 3.67m)

The dining room has LVT flooring, a radiator, space for an American style fridge-freezer and open access into the kitchen.

Kitchen

11'3" x 8'4" (3.43m x 2.56m)

The kitchen has a range of gloss fitted base and wall units with worktops and a fitted breakfast bar, an integrated oven, a gas hob with an extractor hood, a sink with a drainer and a moveable swan neck mixer tap, space and plumbing for a washing machine and tumble dryer, LVT flooring, a vertical radiator, a wall-mounted boiler, recessed spotlights, a skylight, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the garden.

W/C

5'7" x 2'11" (1.71m x 0.90m)

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, LVT flooring and an extractor fan.

BASEMENT

Cellar

12'4" x 11'1" (3.77m x 3.39m)

The cellar has lighting.

FIRST FLOOR

Landing

15'7" x 5'9" (4.77m x 1.76m)

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

Master Bedroom

15'8" x 11'1" (4.80m x 3.38m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a fitted mirrored wardrobe.

Bedroom Four

9'6" x 6'9" (2.90m x 2.07m)

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

Bathroom

9'4" x 8'5" (2.85m x 2.58m)

The bathroom has a low level flush W/C, a countertop vanity style wash basin, a freestanding double-ended bath with a freestanding swan neck mixer tap and a hand-held shower, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, geometric tiled flooring, waterproof wall panels, a chrome heated towel rail, recessed spotlights and a UPVC double-glazed obscure window the rear elevation.

SECOND FLOOR

Landing

15'8" x 2'9" (4.79m x 0.86m)

The landing has carpeted flooring, a built-in cupboard and provides access to the second floor accommodation.

Bedroom Two

15'8" x 11'0" (4.79m x 3.36m)

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

Bedroom Three

15'8" x 8'9" (4.79m x 2.68m)

The third bedroom has a skylight window to the rear elevation, carpeted flooring and a radiator.

OUTSIDE

Front

To the front is on street parking.

Rear

To the rear is a private paved courtyard style garden with a single wooden gate and fence-panelled boundaries.

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 1800 Mbps and Upload Speed 220 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Low chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band A

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.

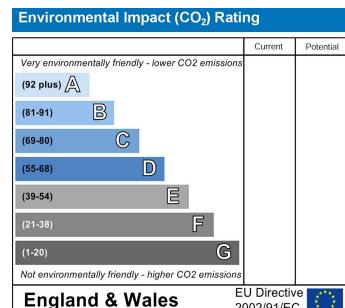
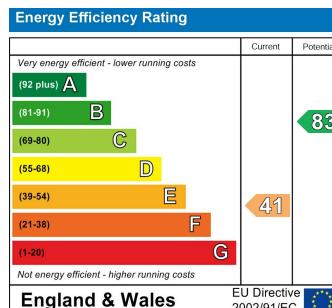
The vendor has advised the following:

Property Tenure is Freehold

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This floorplan is for illustrative purposes only.

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