

HoldenCopley

PREPARE TO BE MOVED

Beardall Street, Hucknall, Nottinghamshire NG15 7RP

Guide Price £350,000 - £370,000

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STUNNING FAMILY HOME...

This beautifully presented four-bedroom semi-detached home combines the perfect mix of original features with modern contemporary living. Situated in a quiet location, it is within easy reach of the various local amenities Hucknall has to offer, including shops, eateries, Hucknall Train Station, tram stops, and excellent schools. Stepping inside, the ground floor features a welcoming entrance hall leading to a spacious living room with a traditional fireplace, and a family room. The heart of the home is the open-plan modern kitchen/diner, perfect for both everyday living and entertaining. Completing the ground floor is a utility room and a convenient W/C. On the first floor, you will find two double bedrooms serviced by a stylish four-piece bathroom suite. The final two bedrooms are located on the second floor, providing ample space for family and guests. Outside, the property boasts a large driveway at the front, providing ample off-road parking for multiple cars. To the rear, you'll find a beautifully landscaped, southeast-facing garden featuring a patio seating area, gravel borders, a lush lawn, and a decked seating area, all enhanced by a variety of plants and shrubs. This outdoor space is perfect for relaxation and entertaining.

MUST BE VIEWED!





- Semi-Detached House
- Four Double Bedrooms
- Three Reception Rooms
- Modern Kitchen
- Utility Room & Ground Floor W/C
- Stylish Four-Piece Bathroom Suites
- Cellar
- Driveway
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has tiled flooring, ceiling coving, a radiator and a single composite door providing access into the accommodation.

Entrance Hall

The entrance hall has tiled flooring, carpeted stairs, a radiator, ceiling cornices and a single door providing access from the porch.

Living Room

15'9" into bay x 12'11" (4.82m into bay x 3.96m)

The living room has original wood flooring, a radiator, ceiling cornices, a picture rail, a ceiling rose, a traditional fireplace with a tiled hearth, a window to the side elevation and a bay window to the front elevation.

Family Room

12'11" x 12'9" (3.96m x 3.89m)

The family room has wooden flooring, a radiator, ceiling cornices, a picture rail, a ceiling rose, a traditional fireplace and two UPVC double-glazed windows to the side elevation.

Kitchen

17'5" x 9'11" (5.33m x 3.03m)

The kitchen has a range of fitted base units with worktops, a double Belfast sink with a swan neck mixer tap, space for a range cooker & fridge freezer, space and plumbing for a dishwasher, an extractor fan, an exposed brick-wall, recessed spotlights, open access to the dining room and wooden flooring.

Dining Room

16'5" x 8'2" (5.01m x 2.51m)

The dining room has wooden flooring, recessed spotlights, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

Utility Room

9'9" x 5'4" (2.99m x 1.63m)

The utility room has fitted base and wall units with a worktop, partially tiled walls, a radiator, a loft hatch, tiled flooring and a single UPVC door providing access to the rear garden.

W/C

This space has a low level dual flush W/C, a radiator, ceiling coving, tiled flooring, partially panelled walls and a window to the side elevation.

FIRST FLOOR

Landing

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

Master Bedroom

15'9" into bay x 12'11" (4.82m into bay x 3.96m)

The main bedroom has original wood flooring, two radiators, ceiling cornices, a picture rail, a ceiling rose, a window to the side elevation and a bay window to the front elevation.

Bedroom Two

12'11" x 13'0" (3.96m x 3.98m)

The second bedroom has original wood flooring, a column radiator, ceiling cornices, a picture rail, a ceiling rose, two windows to the side and rear elevations.

Bathroom

10'7" x 9'7" (3.24m x 2.94m)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a counter top wash basin, a double ended sunken jacuzzi bath, a walk-in shower with an over head rainfall shower, a heated towel rail, tiled walls, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Landing

The landing has carpeted flooring, a radiator, a Velux window, access to the second floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

Bedroom Three

12'11" x 9'5" (3.96m x 2.89m)

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

Bedroom Four

12'11" x 9'5" (3.96m x 2.89m)

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

BASEMENT

Cellar

14'11" x 6'5" (4.57m x 1.96m)

The cellar has courtesy lighting, power supply and ample storage space.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars, gated access to the rear garden and a brick-wall boundary.

Rear

To the rear is an enclosed landscaped garden with a paved patio area, gravel borders, a lawn, a decked seating area, a range of plants and shrubs, a shed fence panelling and a brick wall boundary's.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

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

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Energy Efficiency Rating		Environmental Impact (CO ₂) 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	
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	



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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