

# HoldenCopley

PREPARE TO BE MOVED

Knoll Avenue, Hucknall, Nottinghamshire NG15 6JE

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Guide Price £185,000



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Guide Price £185,000 - £205,000

Nestled in a quiet location, this well-presented three-bedroom semi-detached house makes an ideal family or starter home, combining comfort with convenience. Positioned close to excellent commuting links via the M1, school catchments, and scenic countryside, the property offers a superb lifestyle for those seeking tranquility and accessibility. The ground floor welcomes you with an entrance hall leading to a spacious living room that seamlessly opens into the dining room. A well-fitted kitchen and a separate utility room provide added practicality, while the bright conservatory offers a relaxing spot overlooking the garden. Upstairs, three well-sized bedrooms are serviced by a family bathroom suite. Outside, the expansive rear garden presents a fantastic outdoor retreat, complete with two sheds for storage and a versatile workshop/summer house, ideal for hobbies or home projects. This property is a perfect blend of indoor comfort and outdoor space, ready to welcome its new owners.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted 'L' Shaped Kitchen With Separate Utility
- Conservatory
- Three-Piece Bathroom Suite
- Well-Maintained Garden
- Versatile Workshop / Summer House
- Quiet Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

10'5" x 6'0" (max) (3.20m x 1.84m (max))  
The entrance hall has carpeted flooring, coving to the ceiling, a UPVC double-glazed window, a radiator, and a single UPVC door providing access into the accommodation.

Living Room

12'4" x 10'5" (max) (3.78m x 3.20m (max))  
The living room has a UPVC double-glazed window, wood-effect flooring, a radiator, coving to the ceiling, a TV point, a recessed chimney breast alcove with a fireplace, wooden mantelpiece and tiled hearth, wall-light fixtures, and open access into the dining room.

Dining Room

10'4"x 8'5" (max) (3.17mx 2.57m (max))  
The dining room has wood-effect flooring, a radiator, coving to the ceiling, and double French doors opening out to the conservatory.

Conservatory

12'10" x 11'4" (max) (3.92m x 3.47m (max))  
The conservatory has tiled flooring, a glass ceiling with a ceiling fan light, a range of UPVC double-glazed windows, and a sliding patio door to access the garden.

Kitchen

12'0" x 11'8" (max) (3.66m x 3.58m (max))  
The 'L' shaped kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with a gas hob and extractor fan, an integrated fridge freezer, space and plumbing for a dishwasher, tiled flooring, partially tiled walls, a chrome heated towel rail, coving to the ceiling, recessed spotlights, a UPVC double-glazed window, and a single UPVC door providing access to the garden.

Utility

6'3" x 3'3" (1.91m x 1.00m )  
The utility has space and plumbing for a washing machine and wall-mounted shelves.

FIRST FLOOR

Landing

9'6" x 7'8" (max) (2.92m x 2.35m (max))  
The landing has a UPVC double-glazed window, carpeted flooring, coving to the ceiling, and provides access to the first floor accommodation.

Bedroom One

13'5" x 10'11" (max) (4.10m x 3.33m (max))  
The first bedroom has a UPVC double-glazed window, carpeted flooring, coving to the ceiling, a picture rail, in-built wardrobes, and a radiator.

Bedroom Two

10'9" x 10'6" (max) (3.30m x 3.21m (max))  
The second bedroom has a UPVC double-glazed window, wood-effect laminate flooring, and a radiator.

Bedroom Three

10'4" x 7'8" (max) (3.17m x 2.36m (max))  
The third bedroom has a UPVC double-glazed window, wood-effect laminate flooring, access to the loft, and a radiator.

Bathroom

8'5" x 7'8" (max) (2.58m x 2.35m (max))  
The bathroom has a low level dual flush W/C, a wash basin, a 'P' shaped bath with an overhead shower fixture and a shower screen, a chrome heated towel rail, tiled flooring, partially tiled walls, recessed spotlights, and dual-aspect UPVC double-glazed windows.

OUTSIDE

Front

To the front of the property is a garden with a picket fence boundary and gated access to the garden.

Rear

To the rear of the property is a private enclosed garden with a lawn, a patio

pathway, a gravelled area, a range of mature trees, plants and shrubs, two timber-built sheds, a workshop, external lighting, an outdoor tap, and fence panelled boundaries.

Workshop

13'9" x 7'11" (4.21m x 2.42m)  
The timber-built workshop has lighting, power points, a workbench, and double doors opening out to the garden.

ADDITIONAL INFORMATION

- Broadband – Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)
- Phone Signal – Mostly 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Any Legal Restrictions – TBC
- Other Material Issues – TBC

DISCLAIMER

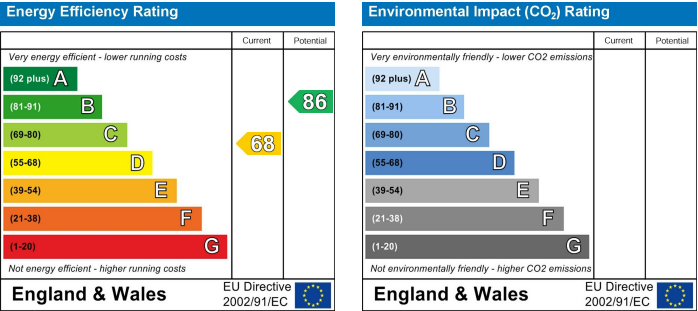
Council Tax Band Rating - Ashfield District Council - Band A  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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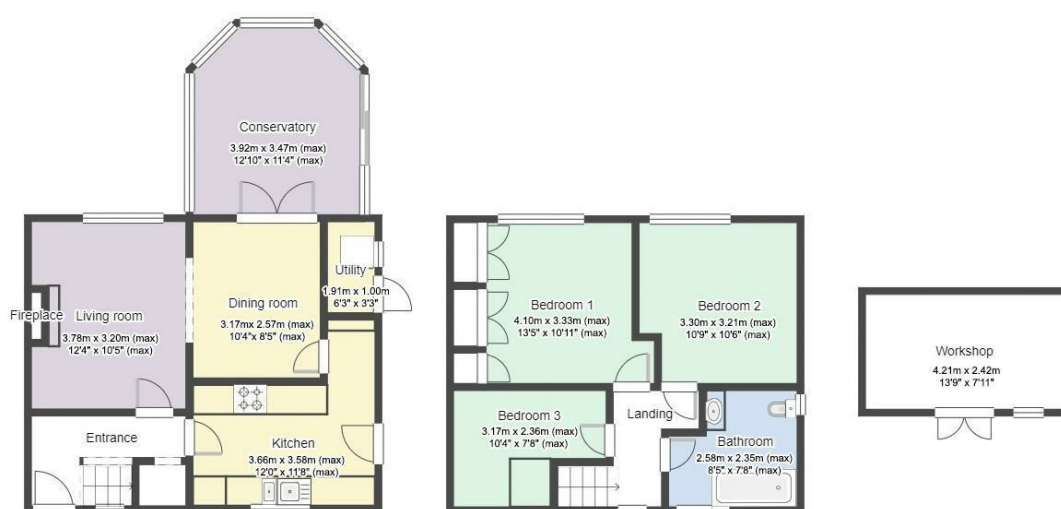
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





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**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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**01156 972 972**

**33A High Street, Hucknall, Nottingham, NG15 7HJ**

**hucknaloffice@holdencopley.co.uk**

**www.holdencopley.co.uk**

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