

HoldenCopley

PREPARE TO BE MOVED

Hillcrest Drive, Hucknall, Nottinghamshire NG15 6PS

Guide Price £255,000

Hillcrest Drive, Hucknall, Nottinghamshire NG15 6PS



GUIDE PRICE £255,000 - £265,000

SPACIOUS FAMILY HOME...

Introducing this spacious and well-presented four-bedroom end-terraced house. Ideally located in a popular area, the property is within close proximity to a range of local amenities, including shops, schools and excellent transport links. Upon entering, the entrance hall leads into a cosy living room, complete with a charming log burner. The modern kitchen provides a spacious and practical area to meet all your culinary needs, complemented by a convenient utility room and a ground floor W/C. At the rear of the property, the light-filled family room is surrounded by windows and features double doors that open onto the rear garden. The upper floor comprises four generously sized double bedrooms and a stylish family bathroom, ensuring ample space and comfort for everyone. Outside, the front of the property boasts a driveway offering off-road parking and access to the garage. The rear garden features a patio seating area for outdoor dining and a large lawn, ideal for children to play or for hosting gatherings.

MUST BE VIEWED!





- End-Terraced House
- Four Double Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Utility Room & Ground Floor W/C
- Stylish Bathroom
- Driveway & Garage
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'10" x 2'11" (1.48m x 0.89m)

The entrance hall has entrancing matting, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

Living Room

11'10" x 12'10" (3.61m x 3.92m)

The living room has carpeted flooring, a radiator, ceiling coving, a recessed chimney breast alcove with a feature log burner and a decorative surround, internal double doors providing access to the kitchen and a UPVC double-glazed window to the front elevation.

Kitchen

9'1" x 16'4" (2.79m x 4.99m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a composite sink and a half with a drainer and a swan neck mixer tap, an integrated dishwasher, a radiator, tiled flooring, an in-built storage cupboard, a double-glazed window to the rear elevation, open access into the utility room and internal double doors providing access to the family room.

Utility Room

10'2" x 11'4" (3.10m x 3.46m)

The utility room has a range of fitted base and wall units with a fitted worktop, space and plumbing for a washing machine, a radiator, tiled flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

W/C

2'8" x 5'8" (0.82m x 1.74m)

This space has a low level dual flush W/C, a wash basin, a tiled splash back, a radiator, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

Family Room

14'9" x 12'6" (4.51m x 3.83m)

The family room has tiled flooring, a radiator, two Velux windows. UPVC double-glazed windows surround and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

13'9" 6'5" (4.21m 1.97m)

The landing has carpeted flooring, a radiator, a UPVC double-glazed window to the rear elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

9'7" x 11'4" (2.92m x 3.45m)

The main bedroom has laminate wood-effect flooring, a radiator, two in-built storage cupboards and a UPVC double-glazed window to the rear elevation.

Bedroom Two

11'1" x 11'4" (3.36m x 3.45m)

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

Bedroom Three

9'9" x 10'9" (2.98m x 3.28m)

The third bedroom has laminate wood-effect flooring, a radiator, ceiling coving and a UPVC double-glazed window to the front elevation.

Bedroom Four

9'9" x 10'6" (2.99m x 3.21m)

The fourth bedroom has laminate wood-effect flooring, a radiator, a wall-mounted boiler and a UPVC double-glazed window to the rear elevation.

Bathroom

5'10" x 7'3" (1.79m x 2.21m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, partially tiled walls, recessed spotlight, an extractor fan, tiled flooring with underfloor heating and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for two cars, access to the garage, courtesy lighting, fence panelling and brick-wall boundaries.

Garage

11'6" x 15'10" (3.51m x 4.85m)

Rear

To the rear is an enclosed garden with a paved patio area, a lawn, a large shed and fence panelling boundaries.

DISCLAIMER

The vendor has informed us the extensions has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

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

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.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

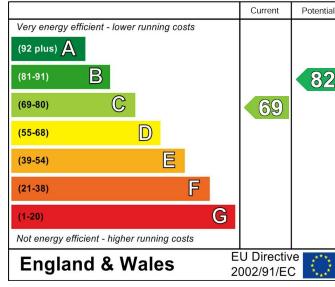
Flood Defences – No

Non-Standard Construction – No

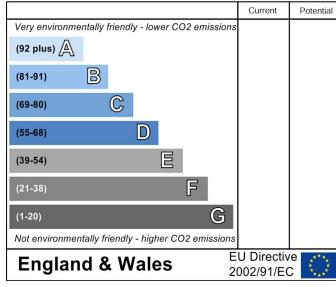
Any Legal Restrictions – No

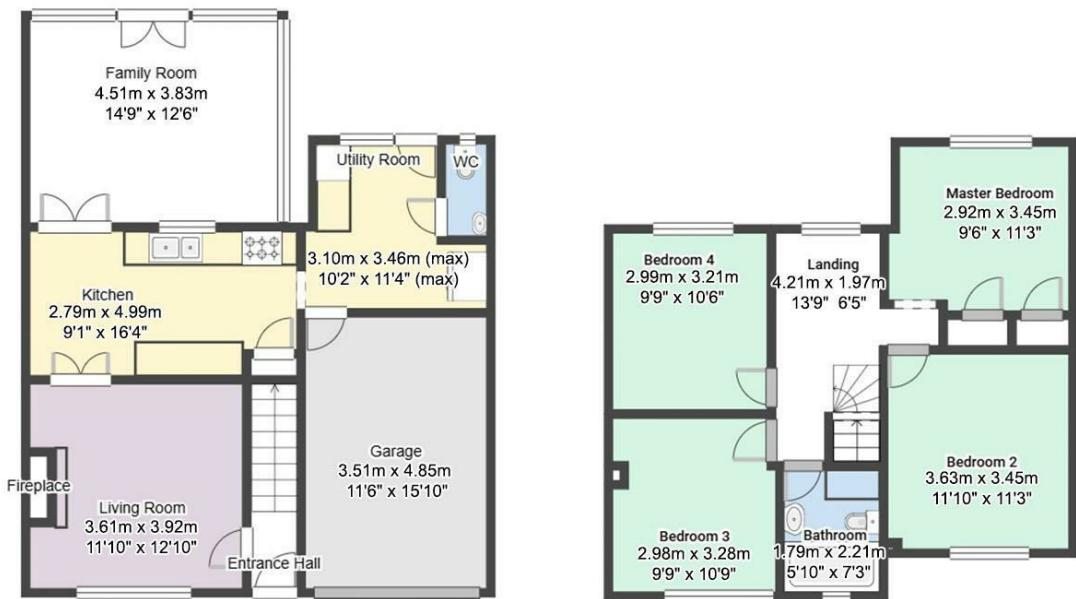
Other Material Issues – No

Energy Efficiency Rating



Environmental Impact (CO₂) Rating





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.
© HoldenCopley

01156 972 972

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

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees 1: 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.