

HoldenCopley

PREPARE TO BE MOVED

Wood Lane, Hucknall, Nottinghamshire NG15 6PN

Guide Price £425,000 - £450,000

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NO UPWARD CHAIN...

Just a short drive from Hucknall Town Centre, this detached bungalow offers a perfect blend of convenience and comfort. With excellent transport links connecting to Nottingham City Centre and surrounding areas, and an array of local amenities close at hand, this property is an ideal choice for those seeking single-level accommodation. As you step into the welcoming entrance hall, you're greeted by a spacious living room with patio doors opening to both the front and rear, allowing natural light to flood the space. The fitted kitchen diner provides a practical yet inviting space for family meals and gatherings. Boasting three bedrooms, including one with access to a dressing room, and complemented by a three-piece shower room and a four-piece bathroom suite, this home ensures ample space and convenience. Outside, the front of the property features a lawn with planted borders, a patio area, and a block-paved driveway providing parking for several vehicles. The rear garden, enclosed for privacy, offers a patio area with courtesy lighting, steps leading up to a lawn, a shed for storage, a gravelled area, a pathway, and a fence panelled boundary.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Conservatory
- Dressing Room & Three-Piece Shower Room
- Four-Piece Bathroom Suite
- Off Street Parking
- Close To Local Amenities
- Must Be Viewed





ACCOMMODATION

Entrance Hall

23'1" x 6'5" (max) (7.06m x 1.97m (max))
The entrance hall has wood-effect flooring, an in-built cupboard, a radiator, and a UPVC door providing access into the accommodation.

Living room

26'11" x 11'11" (max) (8.22m x 3.64m (max))
The living room has wood-effect flooring, a TV point, two radiators, a feature fireplace with a decorative mantelpiece and marble hearth, and two sliding patio doors to the front and rear elevation.

Kitchen/Diner

22'4" x 12'5" (max) (6.82m x 3.79m (max))
The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sin and half with a mixer tap and drainer, an integrated double oven, gas ring hob glass splashback and extractor fan, space and plumbing for a washing machine and dishwasher, an in-built cupboard, two radiators, space for a dining table, recessed spotlights, partially waterproof walls, wood effect flooring, three UPVC double glazed windows to the side and rear elevation, and a single UPVC door providing access into the conservatory.

Conservatory

14'6" x 8'7" (4.43m x 2.63m)
The conservatory has tiled flooring, UPVC double glazed windows, a Polycarbonate roof, and sliding patio doors open to the rear garden.

Bedroom One

13'5" x 11'10" (4.11m x 3.63m)
The first bedroom has a UPVC double glazed window to the front elevation, a radiator, a range of fitted furniture including wardrobes, drawers, bedside tables, dressing table, and carpeted flooring.

Bedroom Two

12'5" x 8'11" (3.80m x 2.72m)
The second bedroom has a UPVC double glazed window to the side elevation, a radiator, a range of fitted wardrobes and drawers, and carpeted flooring.

Bedroom Three

11'3" x 7'10" (max) (3.45m x 2.40m (max))
The third bedroom has sliding patio doors to the front elevation, a radiator, two wall units, carpeted flooring, and access into the dressing room.

Dressing room

7'10" x 8'8" (max) (2.40m x 2.65m (max))
The dressing room has a UPVC double glazed window to the side elevation, an in-built cupboard, and carpeted flooring.

Shower room

8'3" x 5'10" (2.54m x 1.79m)
The shower room has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted shower fixture with a rainfall shower head and a handheld shower head, waterproof walls, and wood-effect flooring.

Bathroom

10'3" x 8'9" (max) (3.13m x 2.69m (max))
The bathroom has a UPVC double glazed window to the side elevation, a concealed flush W/C, a bidet, a countertop wash basin, a shower enclosure with a wall-mounted shower fixture, a corner bath with a

handheld shower fixture, an in-built cupboard, a radiator, an extractor fan, recessed spotlights, coving to the ceiling, floor-to-ceiling tiling, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a lawn with planted borders, a patio area, a block paved driveway for several vehicles, and access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio, courtesy lighting, steps up to a lawn, a shed, gravelled area a pathway, and fence panelled boundary.

DISCLAIMER

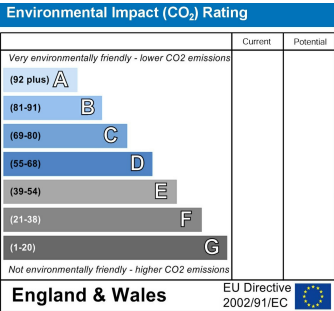
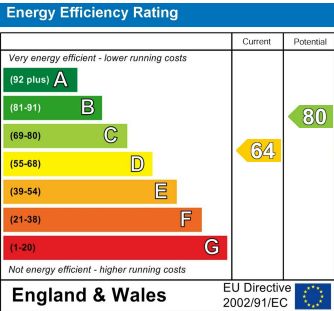
Council Tax Band Rating - Ashfield District Council - Band D
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

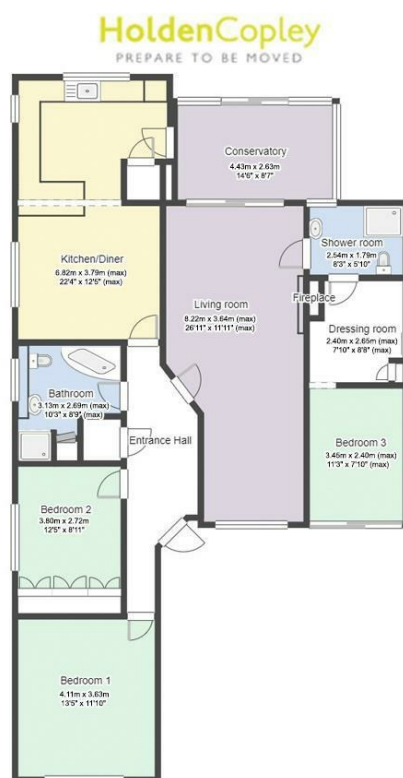
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

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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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