

# HoldenCopley

PREPARE TO BE MOVED

Watnall Road, Hucknall, Nottinghamshire NG15 6EP

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Guide Price £350,000



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GUIDE PRICE: £350,000 - £400,000

NO UPWARD CHAIN...

This four bedroom detached bungalow occupies a generous sized plot as the property benefits from deceptively spacious accommodation both inside and out whilst being sold to the market with no upward chain. The property also offers plenty of potential throughout, making it the ideal investment opportunity or purchase for anyone looking to put their own stamp on the property! Situated in a popular location within Hucknall, close to a range of local amenities such as shops, eateries and excellent transport links into Nottingham City Centre as well as being within catchment to local schools. The ground floor comprises of a porch, a fitted kitchen, a conservatory, a spacious dining room which is open plan to the living room, a three-piece shower room, a useful study and two good-sized bedrooms. The first floor hosts two great-sized bedrooms which are serviced by a bathroom and the master bedroom benefiting from an en-suite and a balcony overlooking stunning views! Outside to the front of the property is a driveway providing ample off-road parking and to the rear is a private enclosed garden with a stone paved area, a large well-maintained lawn and a range of plants and shrubs.

MUST BE VIEWED







- Detached Bungalow
- Four Bedrooms
- Two Spacious Reception Rooms
- Fitted Kitchen
- Ground Floor Shower Room
- Bathroom & En-Suite To The Master Bedroom
- Private Enclosed Garden
- Driveway
- Popular Location
- Must Be Viewed











GROUND FLOOR

Porch

4\*4" x 10\*0" (1.34m x 3.06m)

The porch has a UPVC window surround, wall-mounted light fixtures and a single UPVC door providing access into the accommodation

Kitchen

19\*3" x 17\*3" max (5.87m x 5.27m max)

The kitchen has a range of fitted base and wall units with worktops, a double sink with a swan neck mixer tap, space for a range master cooker, an extractor hood, an integrated dishwasher, space for a fridge freezer, space for a dining table, tiled splashback, two column radiators, recessed spotlights, tiled flooring and a single UPVC door providing access to the conservatory

Conservatory

7\*6" x 18\*0" (2.29m x 5.49m)

The conservatory has minton tiled flooring, UPVC double glazed windows to the rear elevation, a UPVC double glazed roof, a single UPVC door providing access to the side elevation and two UPVC glass sliding doors providing access to the rear garden

Dining Room

12\*6" x 14\*11" (3.83m x 4.56m)

The dining room has carpeted flooring, a radiator, a dado rail, two windows to the side elevation with stained glass inserts, a UPVC glass sliding door providing access to the rear garden and is open plan to the living room

Living Room

19\*3" x 12\*5" (5.87m x 3.81m)

The living room has carpeted flooring, an exposed brick feature surround, a feature log burner, a radiator, a window with a stained glass insert to the side elevation and a UPVC double glazed window to the front elevation

Shower Room

12\*8" x 7\*10" (3.87m x 2.40m)

The shower room has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a walk-in shower enclosure with an electric shower fixture, a glass shower screen, tiled splashback, a radiator, tiled flooring and a UPVC double glazed obscure window to the side elevation

Hall

6\*6" x 21\*9" (1.99m x 6.64m)

The hall has wood-effect flooring, carpeted stairs and a radiator

Bedroom Two

10\*2" x 16\*9" (3.10m x 5.12m)

The second bedroom has carpeted flooring, a radiator and two UPVC double glazed windows to the side elevation

Bedroom Four

11\*7" x 10\*2" (3.54m x 3.10m)

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

Study

The study has carpeted flooring, a UPVC double glazed window to the side elevation and a single UPVC door providing access into the accommodation

FIRST FLOOR

Landing

7\*9" x 12\*4" (2.37m x 3.76m)

The landing has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

Bedroom One

20\*9" x 13\*10" (6.35m x 4.23m)

The main bedroom has carpeted flooring, access to the en-suite, two radiators, a dado rail, a UPVC double glazed window to the rear elevation and UPVC double French doors providing access to the balcony

Balcony

7\*8" x 7\*8" (2.34m x 2.35m)

En-Suite

8\*11" x 11\*2" (2.73m x 3.42m)

The en-suite has carpeted flooring, a low-level flush W/C, a pedestal wash basin, a panelled bath with a hand-held shower fixture, a radiator, partially tiled walls and a UPVC double glazed obscure window to the side elevation

Bedroom Three

12\*8" x 12\*3" (3.87m x 3.75m)

The third bedroom has carpeted flooring, a radiator, a dado rail and a UPVC double glazed window to the front elevation

Bathroom

8\*11" x 9\*8" (2.73m x 2.96m)

The bathroom has a panelled bath with a hand-held shower fixture, partially tiled walls, a radiator and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a driveway providing ample off-road parking

Rear

To the rear of the property is a private enclosed garden with a stone paved area, a large well-maintained lawn, a range of plants and shrubs, a shed and panelled fencing

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band C

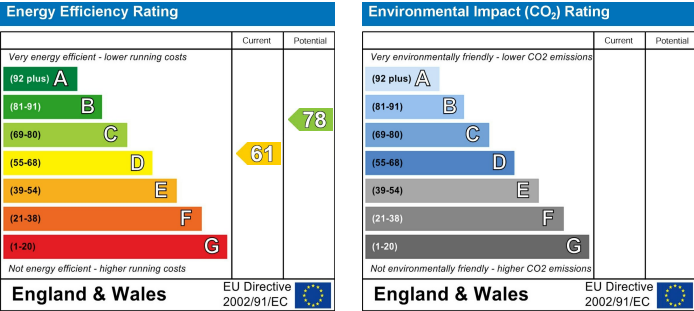
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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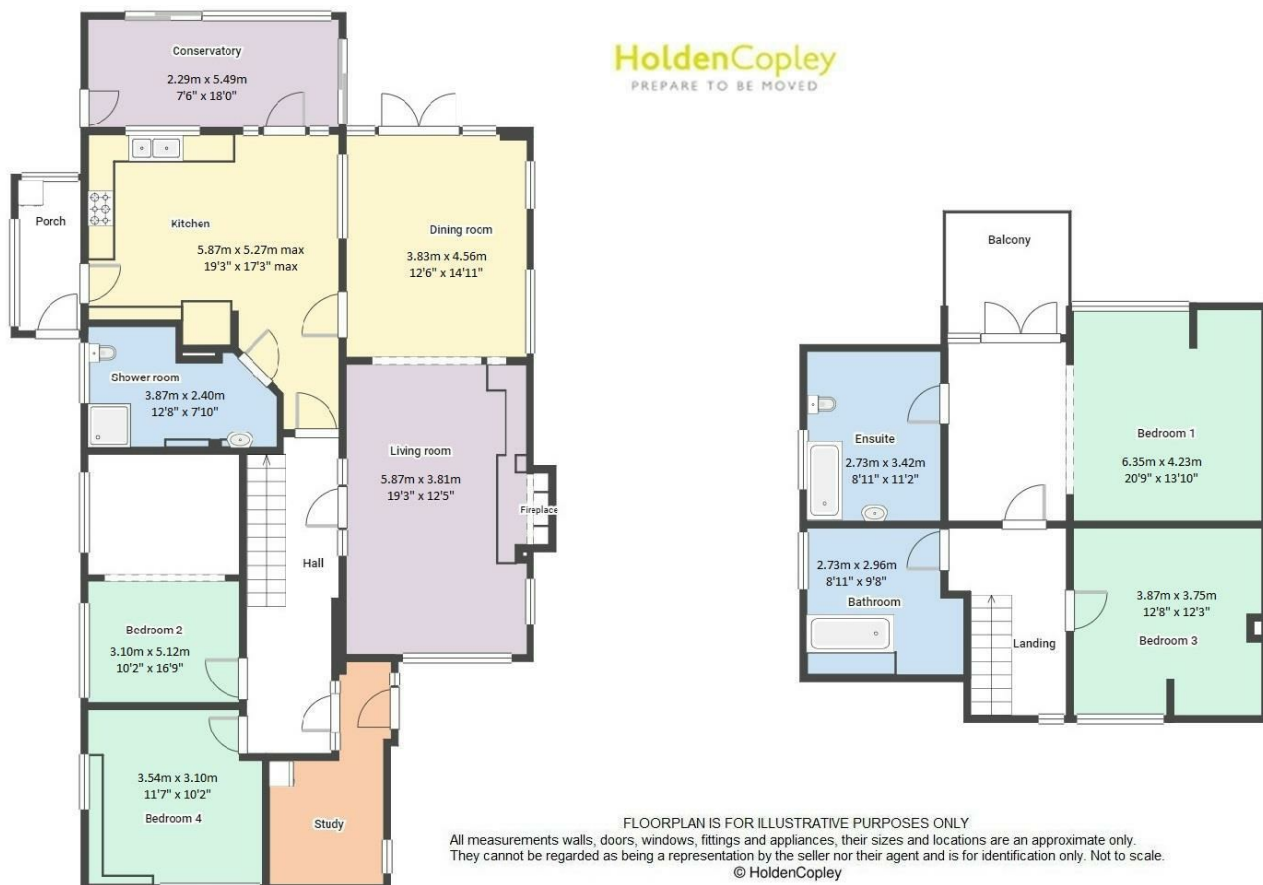
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