

# HoldenCopley

PREPARE TO BE MOVED

Mosquito Grove, Hucknall, Nottinghamshire NG15 6WS

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£270,000

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## GREAT-SIZED FAMILY HOME...

Nestled in a quiet new build development, this four-bedroom semi-detached townhouse offers spacious and well-presented accommodation spanning across three floors, making it an ideal home for family buyers. The property boasts excellent access to the M1, local amenities, and picturesque woodlands, perfect for scenic countryside walks. The ground floor features an inviting entrance hall, a convenient W/C, a modern fitted kitchen diner complete with a range of integrated appliances, and a generous living room with double French doors opening onto a patio. The first floor comprises three well-proportioned bedrooms serviced by a family bathroom suite, while the second floor is dedicated to a large master bedroom with its own private en-suite. Externally, the property benefits from a driveway for two cars at the front and a sizable enclosed rear garden with a patio and lawn, providing an excellent outdoor space for relaxation and entertaining.

MUST BE VIEWED





- Semi-Detached House
- Four Good-Sized Bedrooms
- Modern Fitted Kitchen Diner
- Spacious Living Room
- Ground Floor W/C
- Bathroom & En-Suite
- Driveway For Two Cars
- Enclosed Garden
- Quiet Development
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

16'3" x 3'9" (4.96 x 1.16)

The entrance hall has laminate flooring, carpeted stairs, an in-built under stair cupboard, a radiator, and a single composite door providing access into the accommodation.

### Kitchen Diner

15'3" x 9'5" (4.66 x 2.89)

The kitchen has a range of fitted gloss base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated double oven with a gas hob, an extractor fan and stainless steel splashback, an integrated dishwasher, an integrated fridge freezer, an integrated washer / dryer, a radiator, space for a dining table, laminate flooring, recessed spotlights, and a UPVC double-glazed window to the front elevation.

### WC

5'6" x 2'11" (1.69 x 0.89)

This space has a low level dual flush WC, a wash basin, tiled splashback, laminate flooring, a wall-mounted consumer unit, and a UPVC double-glazed obscure window to the front elevation.

### Living Room

16'6" x 10'2" (5.05 x 3.11)

The living room has carpeted flooring, a TV point, a radiator, a UPVC double-glazed window to the rear elevation, and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

9'4" x 3'3" (2.87 x 1.01)

The landing has carpeted flooring and provides access to the first floor accommodation.

### Bedroom Two

12'0" x 9'7" (3.68 x 2.94)

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

### Bedroom Three

13'5" x 9'6" (4.11 x 2.92)

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

### Bedroom Four

10'3" x 6'8" (3.13 x 2.04)

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

### Bathroom

6'7" x 5'6" (2.02 x 1.69)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and a shower screen, laminate flooring, partially tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

## SECOND FLOOR

### Upper Landing

The upper landing has carpeted flooring and provides access to the second floor accommodation.

### Master Bedroom

21'1" x 16'6" (6.45 x 5.04)

The main bedroom has carpeted flooring, two radiators, a UPVC double-glazed window to the front elevation, a Velux window to the rear elevation, access to the loft, and access into the en-suite.

### En-Suite

6'8" x 6'7" (2.05 x 2.01)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower, partially tiled walls, laminate flooring, a radiator, an extractor fan, and a Velux window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is off-road parking for two cars, a patio pathway, a range of plants, and side gated access to the rear garden.

### Rear

To the rear of the property is a private enclosed garden with a patio area, an outdoor tap, steps leading up to a lawn, fence panelled boundaries, and gated access.

## ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)

Phone Signal – Mostly 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Medium risk for surface water / very low risk for rivers & Sea 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

Service Charge in the year marketing commenced (EPA): £305.24

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	95	
(81-91)	B	86	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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