

# HoldenCopley

PREPARE TO BE MOVED

Watnall Road, Hucknall, Nottinghamshire NG15 6FB

---

Guide Price £180,000

Watnall Road, Hucknall, Nottinghamshire NG15 6FB



GUIDE PRICE: £180,000 - £200,000

NO UPWARD CHAIN...

This detached dormer bungalow offers spacious accommodation and plenty of potential throughout whilst also being sold to the market with no upward chain, making it an ideal purchase for a range of buyers. Situated in close proximity of Hucknall town centre, benefiting from a range of eateries, shops, country parks and excellent transport links into the City Centre. The ground floor comprises of an entrance hall, a spacious living room, a dining room, a fitted kitchen, a three-piece bathroom suite and a master bedroom which benefits from having an en-suite. The first floor hosts two bedrooms and a W/C. To the front of the property is a driveway with access to the garage providing ample off-road parking and to the rear is a private enclosed garden with a lawn and a stone paved area.

MUST BE VIEWED





- Detached Dormer Bungalow
- Three Bedrooms
- Spacious Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & En-Suite To The Master Bedroom
- Private Enclosed Garden
- Driveway & Garage
- No Upward Chain
- Popular Location





GROUND FLOOR

Entrance Hall

16'2" x 11'1" (4.93m x 3.38m)

The entrance hall has laminate flooring, carpeted stairs, an under-stair storage cupboard, two radiators, a picture rail, two UPVC double glazed windows to the front elevation and a single door providing access into the property

Living Room

15'8" x 14'11" (4.79m x 4.56m)

The living room has carpeted flooring, a feature fireplace with a decorative surround, a radiator, a UPVC double glazed window to the side elevation and a UPVC double glazed box bay window to the front elevation

Dining Room

10'11" x 14'6" (3.33m x 4.43m)

The dining room has carpeted flooring, a radiator, wall-mounted light fixtures and three UPVC double glazed windows to the side and rear elevations

Kitchen

7'9" x 10'11" (2.38m x 3.34m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer, an integrated oven, an integrated gas hob, space for fridge freezer, a wall-mounted boiler, tiled splashback, a radiator, a UPVC double glazed window to the side elevation and a single UPVC door providing access to the rear garden

Bedroom One

12'11" x 14'3" (3.95m x 4.35m)

The main bedroom has carpeted flooring, two in-built wardrobes, access to the en-suite, a radiator and a UPVC double glazed box bay window to the rear elevation

En-Suite

5'2" x 7'6" (1.59m x 2.29m)

The en-suite has a low-level dual flush W/C, a wash basin, a fitted shower enclosure with an electric shower fixture, tiled splashback, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

Bathroom

6'2" x 7'0" (1.88m x 2.15m)

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

FIRST FLOOR

Landing

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

Bedroom Two

11'9" x 12'1" (3.60m x 3.70m)

The second bedroom has carpeted flooring, a range of in-built wardrobes, a radiator and a UPVC double glazed window to the side elevation

Bedroom Three

9'0" x 14'7" (2.75m x 4.45m)

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

W/C

6'0" x 3'2" (1.83m x 0.98m)

This space has a low-level flush W/C, a wall-mounted wash basin with a wall-mounted hot water tap and tiled splashback

OUTSIDE

Front

To the front of the property is a well-maintained lawn, gated access to the rear garden and a driveway with access to the garage providing ample off-road parking

Rear

To the rear of the property is a private enclosed garden with a stone paved area, a lawn, mature plants and shrubs, a shed and panelled fencing

DISCLAIMER

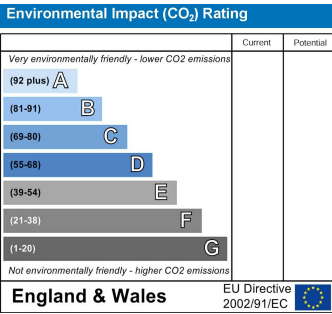
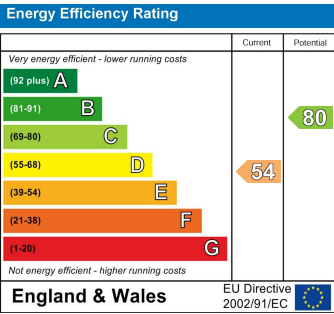
Council Tax Band Rating - Ashfield District Council - Band C  
This information was obtained through the directgov website.  
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to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

The vendor has advised the following:  
Property Tenure is Freehold

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.



Watnall Road, Hucknall, Nottinghamshire NG15 6FB

**HoldenCopley**  
PREPARE TO BE MOVED



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**

**hucknaloffice@holdencopley.co.uk**

**www.holdencopley.co.uk**

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.