

HoldenCopley

PREPARE TO BE MOVED

Walk Mill Drive, Hucknall, Nottinghamshire NG15 8BY

Asking Price £340,000

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BEAUTIFUL FAMILY HOME...

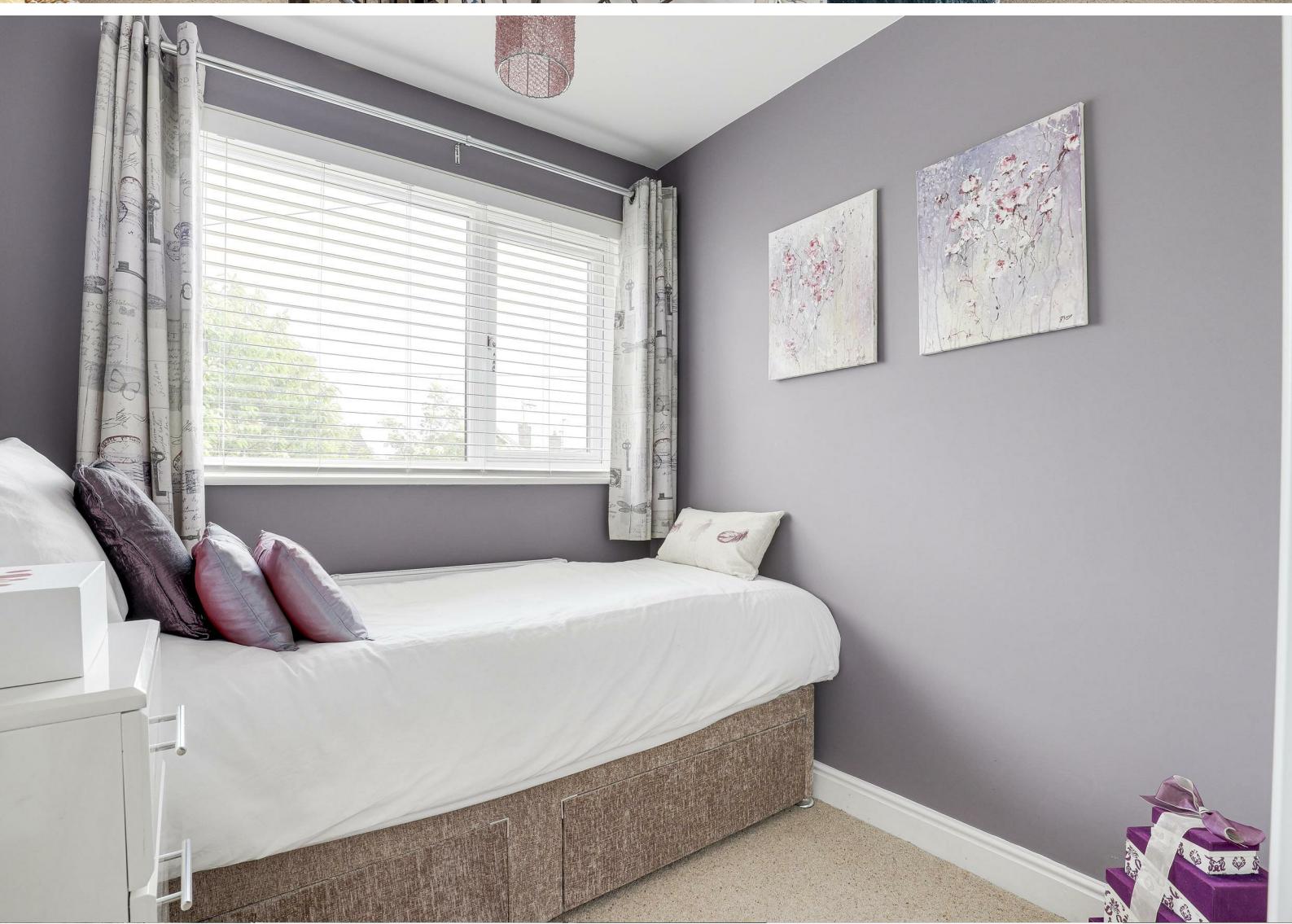
This immaculately presented three-bedroom detached home is a true credit to the current owners, having undergone significant improvements over the years, including a high-quality double-storey extension and full renovation throughout—creating a light, spacious, and stylish living space that anyone would be proud to call home. Perfectly positioned in a sought-after location within easy reach of Hucknall's excellent range of local amenities, including shops, cafes, well-regarded schools, frequent bus routes, Hucknall Train Station, and convenient transport links including tram stops. To the ground floor, the accommodation comprises a welcoming entrance hall, a cosy living room, and a generously proportioned dining room with a relaxing seating area, open plan to a stunning contemporary breakfast kitchen—complete with high-end integrated appliances and underfloor heating throughout. There is also a versatile utility/office space offering additional flexibility for modern living. Upstairs, the first floor hosts three well-proportioned bedrooms, all served by a luxurious four-piece bathroom suite featuring a walk-in rainfall shower and a freestanding roll-top bath. Outside, the property stands proud with a driveway to the front providing off-road parking for multiple vehicles and access to a detached double garage. To the rear, the beautifully landscaped garden has been thoughtfully designed to include multiple seating areas, a stylish garden room, and an additional secure driveway accessed via electric gates—perfect for both relaxing and entertaining.

MUST BE VIEWED





- Substantial Detached House
- Three Good-Sized Bedrooms
- Two Reception Rooms
- Modern Fitted Breakfast Kitchen With High-End Appliances
- Separate Utility / Office & WC
- Underfloor Heating
- Stylish Four-Piece Bathroom Suite
- Driveway With Double Garage
- Landscaped Garden Featuring Garden Room, Shed & Additional Driveway
- Sought-After Location





GROUND FLOOR

Entrance Hall

15'9" x 5'11" (4.81m x 1.82m)

The entrance hall has tiled flooring with underfloor heating, a wall-mounted digital thermostat, a vertical radiator, carpeted stairs, recessed spotlights, and UPVC double-glazed obscure windows flanking the single composite door providing access into the accommodation.

WC

7'1" x 3'5" (2.17m x 1.05m)

This space has a concealed flush WC, a sunken wash basin with fitted storage underneath, tiled flooring with underfloor heating, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

Living Room

12'6" x 10'4" (3.83m x 3.17m)

The living room has a UPVC double-glazed window to the front elevation, wooden flooring with electric underfloor heating, a TV point, and a recessed alcove with space for a log-burner.

Dining Room

16'9" x 14'0" (5.13m x 4.27m)

This room has tiled flooring with underfloor heating, a wall-mounted digital thermostat, an in-built under-stair storage cupboard, a TV point, recessed spotlights, space for both dining and a seating area, and two UPVC double-glazed windows to the rear elevation. Additionally, there is open access into the kitchen.

Kitchen

16'9" x 11'0" (5.11m x 3.36m)

The kitchen has a range of fitted gloss handleless base and wall units with quartz worktops and a breakfast bar, an undermount sink and a half with a swan neck mixer tap and a waste macerator, an integrated Neff oven, an integrated Neff combi-microwave oven, a Neff induction hob with an extractor fan, an integrated Neff dishwasher, space for an American-style fridge freezer, tiled flooring with underfloor heating, a partially-vaulted ceiling with two remote-operated Velux skylight windows with rain sensors, recessed spotlights and track lights, and double French doors opening out to the rear garden.

Utility / Office

7'2" x 7'1" (2.20m x 2.16m)

This space has a UPVC double-glazed window to the front elevation, tiled flooring with underfloor heating, a radiator, and a range of fitted furniture.

FIRST FLOOR

Landing

8'11" x 6'5" (2.74m x 1.97m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a wall-mounted digital thermostat, and provides access to the first floor accommodation. Additionally, there is access to the boarded loft with lighting via a drop-down ladder.

Bedroom One

10'7" x 9'11" (3.23m x 3.04m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a TV point, and a range of fitted wardrobes.

Bedroom Two

10'1" x 9'8" (3.08m x 2.95m)

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

Bedroom Three

7'4" x 6'6" (2.25m x 1.99m)

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

Bathroom

10'4" x 6'3" (3.15m x 1.91m)

The bathroom has a concealed dual flush WC, a countertop wash basin and fitted storage underneath, a wall-mounted LED mirror, a double-ended roll top bath with central taps, a shower enclosure with an overhead rainfall shower, body jets and wall-mounted fixtures, tiled flooring and splashback, electric underfloor heating, two chrome heated towel rails, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway, access into the double garage, a lawned area with a range of decorative plants and shrubs, and gated access to the rear garden.

Double Garage

19'4" x 16'0" (5.90m x 4.89m)

The double garage has lighting, power points, a window to the rear elevation, a single UPVC door providing side access, and two electric roller shutter doors opening out onto the front driveway.

Rear

To the rear of the property is a private, enclosed garden enjoying a westerly aspect. It features a grey porcelain patio, a lawn, external lighting, a gravelled driveway accessed via electric gates, raised planters, a variety of decorative plants and shrubs, a log store, a decked seating area with recessed floor lights, and a timber-built garden room complete with lighting and a wall-mounted heater. A useful garden shed provides additional storage.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal - Limited 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 - Very low risk

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.

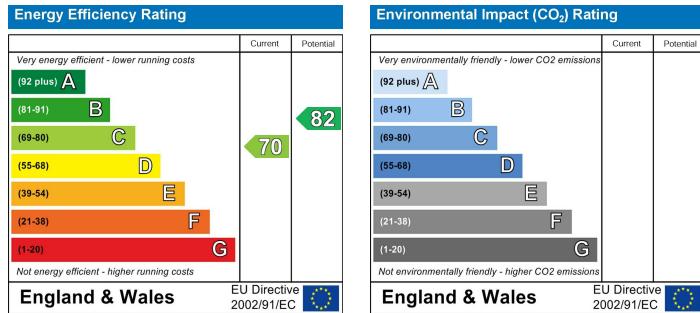
The vendor has advised the following:

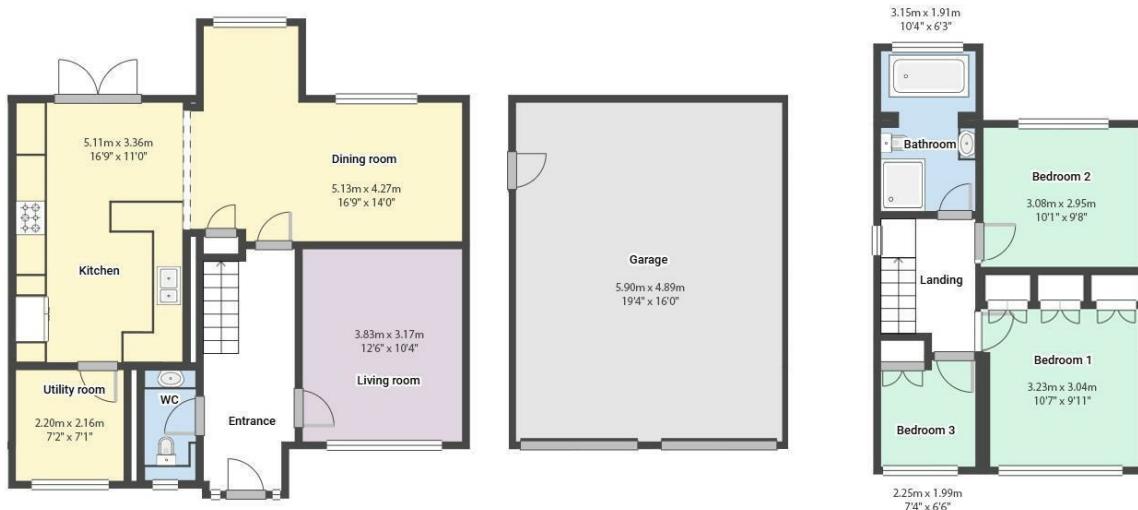
Property Tenure is Freehold

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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 licence 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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