

HoldenCopley

PREPARE TO BE MOVED

Walk Mill Drive, Hucknall, Nottinghamshire NG15 8BX

£285,000

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WELL-PRESENTED BUNGALOW...

Tucked away in a popular residential area in Hucknall, this well-presented detached bungalow is located just a stone's throw away from Hucknall Town Centre & High Street, as well as being close to a range of local amenities such as shops, eateries, a cinema, parks, leisure centres, and excellent transport links such as Hucknall Tram Station, and Hucknall Train Station, and has easy access onto the M1 motorway. Internally, the ground floor accommodation offers a cosy living room, a modern fitted kitchen/diner, two double bedrooms, and a modern three piece bathroom suite. Externally, the front of the home offers a large driveway, a lawn, and a garage. To the rear of the property is a private enclosed garden with a lawn, a seating area, and fence panelled boundaries.

MUST BE VIEWED





- Detached Bungalow
- Two Double Bedrooms
- Spacious Cosy Living Room
- Modern Fitted Kitchen/Diner
- Three-Piece Shower Room Suite
- Well-Presented Throughout
- Large Driveway For Off Street Parking
- Detached Garage
- Private Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

15'3" x 7'4" (max) (4.67m x 2.26m (max))
The entrance hall has wood-effect flooring, a radiator, recessed spotlights, access to the loft, two UPVC double-glazed obscure windows to the front elevation, and a single door providing access into the accommodation.

Living Room

16'0" x 12'2" (4.88m x 3.71m)
The living room has carpeted flooring, a radiator, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

Kitchen/Diner

13'8" x 9'2" (4.19m x 2.80m)
The kitchen/diner has a range of fitted shaker-style base and wall units with wood-effect worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven and electric hob with a concealed extractor fan, an integrated dishwasher, an integrated fridge freezer, wood-effect flooring, partially tiled walls, a radiator, recessed spotlights, two UPVC double-glazed windows to the side and rear elevations, and a single door providing side access.

Master Bedroom

12'7" x 12'3" (max) (3.84m x 3.74m (max))
The main bedroom has carpeted flooring, a radiator, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

Bedroom Two

12'7" x 10'10" (3.86m x 3.32m)
The second bedroom has carpeted flooring, a radiator, coving to the ceiling, and double French doors leading out to the rear garden.

Shower

7'1" x 5'10" (max) (2.17m x 1.80m (max))
The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring and walls, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, a lawn, access to the garage, access to the rear garden, and fence panelled boundaries.

Garage

17'0" x 8'5" (5.20m x 2.59m)
The garage has exposed brick walls, an up and over door, a window to the side elevation, and ample storage space.

Rear

To the rear of the property is a private enclosed garden with a lawn, a seating area, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Heating – Connected to Mains Supply
Septic Tank – No
Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
Phone Signal – All 4G and some 5G

Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Very low risk of flooding
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band C

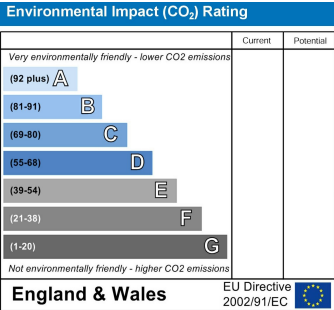
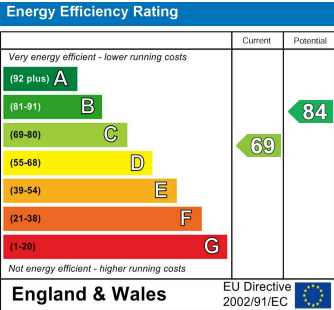
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is freehold.

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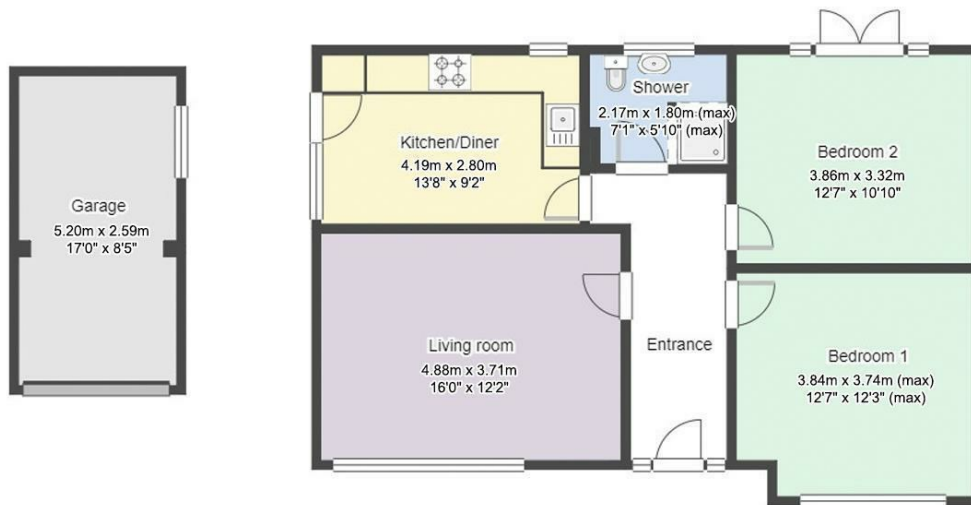
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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.



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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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