

HoldenCopley

PREPARE TO BE MOVED

Hanover Court, Hucknall, Nottinghamshire NG15 7HY

£300,000

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DETACHED FAMILY HOME WITH SOUTH-FACING GARDEN...

This well-presented detached home offers spacious accommodation throughout, making it an ideal purchase for a wide range of buyers looking to move straight in. Positioned in a popular residential location, the property benefits from easy access to a variety of local shops, great schools and convenient transport links. To the ground floor, the accommodation comprises a modern fitted kitchen diner complete with integrated appliances, further enhanced by double French doors opening out to the rear garden. There is also a spacious living room featuring a bay window, along with a convenient downstairs W/C. The property further benefits from Nest smart heating, adding modern efficiency and comfort. The first floor hosts three well-proportioned bedrooms, including a master bedroom benefitting from its own en-suite. Completing the upper level is a three-piece family bathroom suite and access to a partially boarded loft, offering additional storage. Externally, the property stands proudly with a front lawned garden, a double driveway providing off-road parking and access to a detached garage. To the rear is a private, south-facing garden, featuring a paved patio seating area and a well-maintained lawn.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Modern Fitted Kitchen-Diner With Integrated Appliances
- Spacious Reception Room
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Off-Road Parking & Detached Garage
- Private South-Facing Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

15'4" x 6'1" (4.69m x 1.87m)

The entrance hall has vinyl flooring, carpeted stairs, an under the stairs cupboard, a radiator and a single composite door providing access into the accommodation.

W/C

6'1" x 2'9" (1.87m x 0.85m)

This space has a low level concealed dual flush W/C, a pedestal wash basin with a tiled splashback, vinyl flooring, a radiator and an extractor fan.

Living Room

11'6" x 15'9" (into bay) (3.51m x 4.82m (into bay))

The living room has a UPVC double-glazed bay window to the side elevation, a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Kitchen-Diner

15'9" x 10'2" (4.82m x 3.10m)

The kitchen-diner has a range of fitted base and wall units with worktops, an integrated oven, fridge-freezer, dishwasher and washing machine, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer, vinyl flooring, a radiator, space for a dining table, recessed spotlights, UPVC double-glazed windows to the front and side elevations and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

6'1" x 12'2" (1.87m x 3.71m)

The landing has carpeted flooring, a radiator, a built-in cupboard, access into the partially boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

10'9" x 9'8" (3.29m x 2.95m)

The main bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator and access into the en-suite.

En-Suite

9'8" x 4'8" (2.96m x 1.44m)

The en-suite has a low level concealed dual flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, vinyl flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

7'8" x 10'5" (2.34m x 3.19m)

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

Bedroom Three

7'10" x 10'5" (2.39m x 3.19m)

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

Bathroom

6'3" x 6'0" (1.91m x 1.85m)

The bathroom has a low level concealed dual flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower and a glass shower screen, vinyl flooring, partially tiled walls, a chrome heated towel rail, an electric shaving point, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Outside is a front garden with a lawn and mature shrubs, a double driveway and a detached garage and a private south-facing garden with a paved patio seating area, a lawn, an outdoor tap, courtesy lighting and fence-panelled boundaries.

Garage

10'0" x 20'6" (3.06m x 6.25m)

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast Download Speed 1800 Mbps and Upload Speed 220 Mbps

Phone Signal – 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Very low chance of flooding

Flood Defenses – No

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.

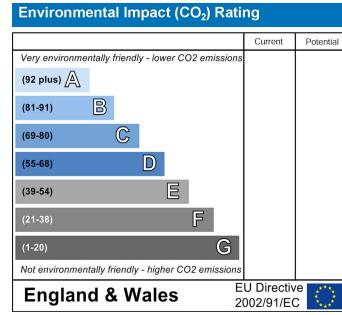
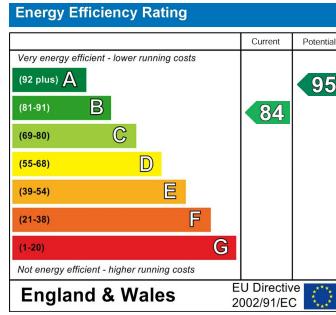
The vendor has advised the following:

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 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.

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This floorplan is for illustrative purposes only.

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