

# HoldenCopley

PREPARE TO BE MOVED

St. Johns Crescent, Hucknall, Nottinghamshire NG15 7PW

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Guide Price £245,000 - £255,000

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NO UPWARD CHAIN...

This deceptively spacious three-bedroom semi-detached house offers a fantastic opportunity for buyers seeking a property with potential to personalise. Ideally located within close proximity to a range of local amenities, including shops, excellent transport links, and great school catchments, this home combines convenience with family-friendly living. The ground floor welcomes you with a hall leading to a bright and airy living room, a modern fitted kitchen, and a spacious conservatory that provides an additional versatile living space, perfect for relaxing or entertaining. Upstairs, the first floor hosts three well-proportioned bedrooms, a four-piece bathroom suite featuring a freestanding roll top bath tub, and access to the loft, offering additional storage potential. Externally, the front of the property boasts a double block-paved driveway providing off-street parking, a garage, and a well-maintained lawned garden. To the rear, you'll find a private garden featuring a patio area, raised decking for outdoor dining, a lawn, and a summer house, ideal for a variety of uses. While the house already benefits from a range of modern features, it also offers the opportunity to add your own personal touches, making it a truly bespoke family home.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Conservatory
- Four Piece Bathroom Suite
- Double Driveway & Garage
- Private Enclosed Rear Garden
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Hallway

9'10" x 6'3" (3.00 x 1.92)

The hallway has carpeted flooring and stairs, a radiator, a wall-mounted light fixture and a single composite door providing access into the accommodation.

Living Room

14'2" x 13'11" (4.33 x 4.25)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in cupboard, a feature fireplace with a decorative surround and wall-mounted light fixtures.

Kitchen

17'4" x 8'6" (5.29 x 2.61)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, an integrated oven, microwave and wine cooler, an inset sink with draining grooves and a swan neck mixer tap, an electric hob with an extractor hood, a built-in cupboard, tiled flooring, a UPVC double-glazed window to the rear elevation, a single UPVC door providing access out to the side of the property and UPVC double French doors providing access into the conservatory.

Conservatory

14'4" x 8'9" (4.37 x 2.67)

The conservatory has UPVC double-glazed windows to the side and rear elevations, tiled flooring, a radiator, a polycarbonate roof and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

10'7" x 7'8" (3.23 x 2.34)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a built-in cupboard, access to the loft and provides access to the first floor accommodation.

Master Bedroom

10'1" x 8'2" (3.08 x 2.51)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and built-in wardrobes, drawers and over the head cupboards.

Bedroom Two

10'5" x 8'9" (3.20 x 2.67)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, coving and built-in wardrobes and over the head cupboards.

Bedroom Three

8'2" x 6'4" (2.50 x 1.94)

The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator and built-in wardrobes and over the head cupboards.

Bathroom

7'6" x 5'4" (2.31 x 1.64)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a corner fitted shower enclosure with a mains-fed shower, a freestanding roll top bath with a hand-held shower, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan and two UPVC double-glazed obscure windows to the rear elevation.

OUTSIDE

Front

To the front is a garden with a lawn, a block paved double driveway and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a fence panelled boundary, a patio, raised decking, a lawn, mature shrubs and trees and a summer house.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)
- 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G, most 3G & 5G available
- 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

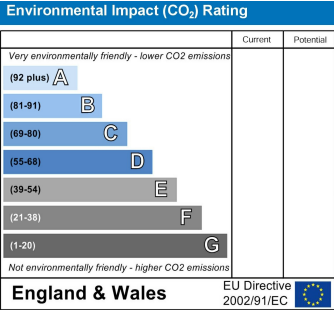
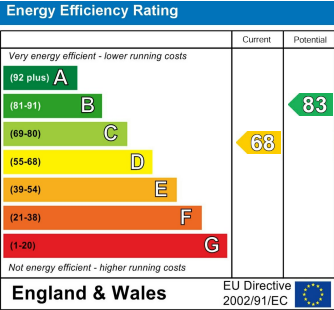
Council Tax Band Rating - Ashfield District Council - Band B  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

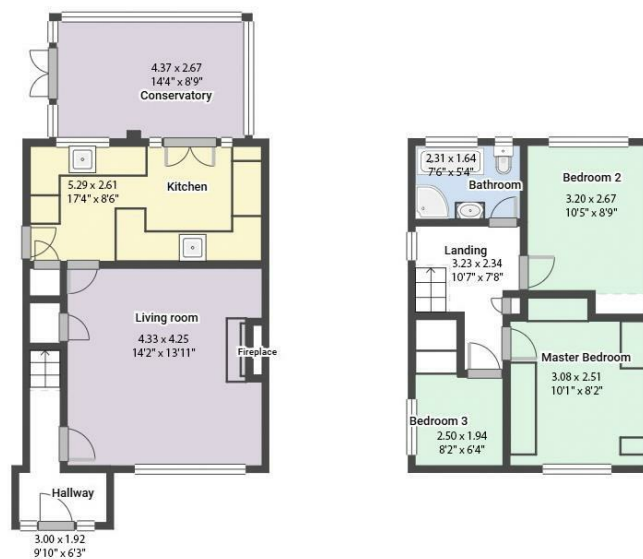
The vendor has advised the following:  
Property Tenure is Freehold

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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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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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