

# HoldenCopley

PREPARE TO BE MOVED

Poets Close, Hucknall, Nottinghamshire NG15 6WF

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Guide Price £220,000 -

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WELL PRESENTED THROUGHOUT...

This three bedroom townhouse is not only presented to show home standards but it also boasts spacious accommodation spanning across three floors, making it a great purchase for any growing family or an investor. This property is situated in a quiet cul-de-sac within a popular location and has easy access to various local amenities, transport links, great schools and the stunning countryside as well as being within reach to main commuting links via the M1. To the ground floor is an entrance hall, a study, a W/C and a stunning kitchen diner featuring a range of integrated appliances. The first floor carries a good sized lounge with the master bedroom, benefiting from storage space and a modern en-suite. The second floor comprises two additional bedrooms serviced by a shower room suite. Outside to the front is a driveway with access into the integral garage and to the rear is a south facing, well maintained garden. The property also benefits from having a large, boarded loft for additional storage space and a security alarm fitted.

MUST BE VIEWED





- Three Storey Townhouse
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Ground Floor W/C
- Two Bathrooms
- Insulated Garage
- South Facing Garden
- Off Road Parking
- Quiet Cul-De-Sac









GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring, recessed spotlights, a wall mounted consumer unit, a radiator and provides access into the accommodation

Garage

7'10" x 9'9" (2.40 x 2.99)  
The single garage has lighting and power points

Study

7'10" x 7'4" (2.40 x 2.24)  
The study has carpeted flooring and a radiator

W/C

This space has a low level flush WC, a floating wash basin, a radiator, tiled splash back, tiled flooring and an extractor fan

Kitchen / Diner

12'2" x 11'7" (3.73 x 3.54)  
The kitchen has a range of fitted base and wall units with under cabinet lighting, a stainless steel sink with mixer taps and drainer, an integrated oven with a gas hob, extractor fan and a stainless steel splash back, an integrated fridge and freezer, an integrated dishwasher, space for a dining table, tiled flooring, recessed spotlights, a UPVC double glazed window to the rear elevation and a single door leading out to the rear garden

FIRST FLOOR

Landing

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

Living Room

12'2" x 11'8" (3.73 x 3.58)  
The living room has a UPVC double glazed window to the rear elevation, carpeted flooring, recessed spotlights, a TV point and a radiator

Master Bedroom

12'2" x 9'9" (3.73 x 2.99)  
The main bedroom has two UPVC double glazed windows to the front elevation, a radiator, carpeted flooring, recessed spotlights, a sliding door wardrobe and access to an en-suite

En-Suite

8'7" x 6'4" (2.64 x 1.94)  
The en-suite has a low level flush WC, a pedestal wash basin, an electrical shaving point, a 'P' shaped bath with a mains fed shower and a shower screen, a radiator, floor to ceiling tiles, an extractor fan and recessed spotlights

SECOND FLOOR

Upper Landing

The upper landing has carpeted flooring, recessed spotlights and provides access to the second floor accommodation

Bedroom Two

12'2" x 9'11" (3.73 x 3.04)  
The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring and a radiator

Bedroom Three

6'4" x 12'1" (1.95 x 3.69)  
The third bedroom has a skylight window, carpeted flooring, a radiator and a loft hatch

Shower Room

5'3" x 9'10" (1.62 x 3.02)  
This space has a low level flush WC, a pedestal wash basin, an electrical shaving point, a shower enclosure, tiled flooring, partially tiled walls, a radiator, recessed spotlights, an extractor fan and a skylight window

OUTSIDE

Front

To the front of the property is a driveway, courtesy lighting and access into the integral garage

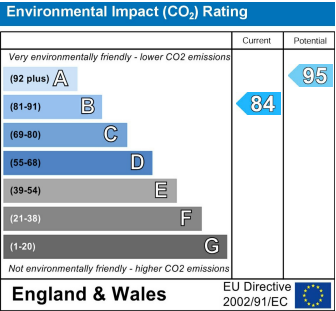
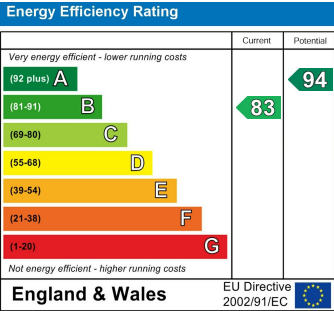
Rear

To the rear of the property is an enclosed south-facing garden with a patio area, raised planters, a lawn, courtesy lighting, fence panelling and gated access

DISCLAIMER

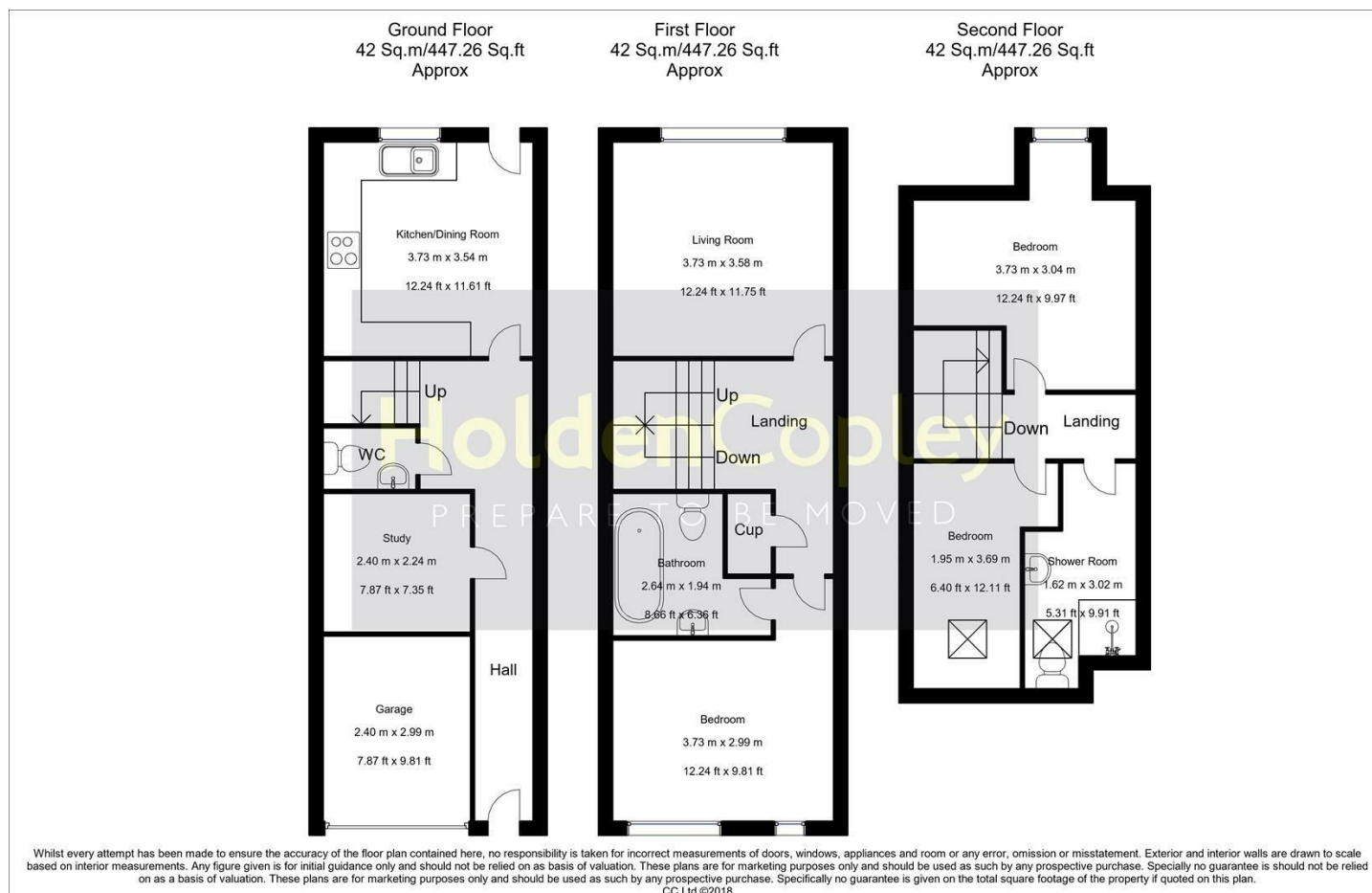
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