

# HoldenCopley

PREPARE TO BE MOVED

Red Kite Close, Hucknall, Nottinghamshire NG15 8HE

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Guide Price £180,000



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GUIDE PRICE: £180,000 - £190,000

BEAUTIFULLY PRESENTED THROUGHOUT...

Nestled in a popular residential area, this modern two-bedroom coach house offers contemporary living with excellent convenience. The ground floor features an entrance hall with internal access to a the garage and stairs leading to the main accommodation. Upstairs, the bright and spacious reception room is complete with a Juliette balcony that invites natural light. There's ample space for a dining area, making it ideal for both relaxing and entertaining. The fitted kitchen is well-appointed with integrated appliances. Both double bedrooms benefit from fitted wardrobes, offering generous storage, while the well-presented three-piece bathroom suite completes the living space. Externally, the property boasts a private garage, an allocated parking space, and access to a peaceful communal green area, perfect for enjoying the outdoors. Conveniently located close to local shops, amenities, and excellent transport links including easy access to the M1, this is a perfect home for commuters, first-time buyers, or those seeking a low-maintenance lifestyle.

MUST BE VIEWED





- First Floor Coach House
- Two Double Bedrooms
- Spacious Living/Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Juliette Balcony
- Off-Street Parking
- Garage
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

4'6" x 4'2" (1.39m x 1.28m )

The entrance hall has carpeted flooring, a radiator, internal access to the garage, and a single composite door providing access into the the accommodation.

FIRST FLOOR

Living/Dining Room

17'8" x 15'7" (max) (5.41m x 4.77m (max))

The living room has carpeted flooring, two radiators, a TV point, an in-built media unit with shelving, space for a dining table, a wall-mounted thermostat, UPVC double-glazed windows to the front and rear elevation, and a double French doors with a Juliette balcony.

Corridor

9'10" x 3'8" (max) (3.00m x 1.14m (max))

The corridor has carpeted flooring and access to a boarded loft with lighting via a pull-down ladder.

Kitchen

12'3" x 6'2" (max) (3.74m x 1.90m (max))

The kitchen has fitted wall and base units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, and integrated oven with an electric hob and splashback, an extractor fan, an integrated fridge, an integrated freezer, an integrated dishwasher, a wall-mounted boiler, a radiator, ceramic tiled flooring, and a UPVC double-glazed window to the rear elevation.

Master Bedroom

11'3" x 10'3" (max) (3.43m x 3.13m (max))

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

Bedroom Two

8'11" x 8'5" (2.73m x 2.58m )

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

Bathroom

6'3" x 5'6" (max) (1.93m x 1.70m (max))

The bathroom has a low level dual flush W/C, a pedestal wash basin and tiled splashback, a panelled bath with an electric shower and a handheld shower head, a shower screen, a heated towel rail, an extractor fan, ceramic tiled flooring, partially tiled walls, an electric shaving point, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Outside of the property is courtesy lighting, access to off-street parking and the garage.

Garage

17'10" x 10'1" (max) (5.46m x 3.08m (max))

The garage has power sockets, lighting, an in-built cupboard, and an electric garage door.

ADDITIONAL INFORMATION

Broadband Networks - Openreach

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

Phone Signal – good 4G some 5G

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

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band A

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.

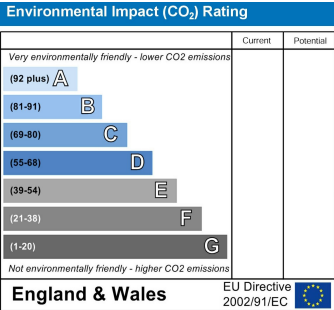
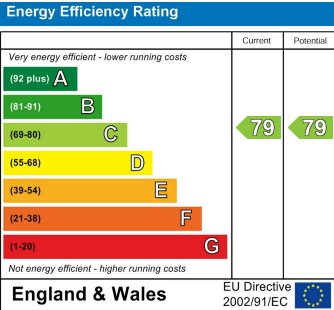
The vendor has advised the following:

Property Tenure is Freehold

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## 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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