

# HoldenCopley

PREPARE TO BE MOVED

Derbyshire Lane, Nottingham, NG15 7JX

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£325,000

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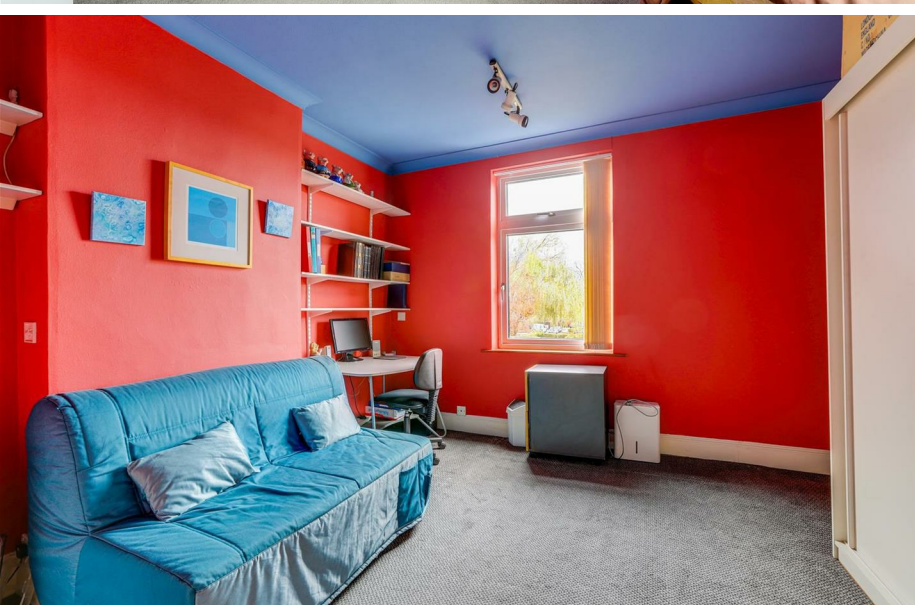


## SPACIOUS FAMILY HOME IN POPULAR LOCATION...

This detached, deceptively spacious family home is perfectly positioned in a highly convenient and popular part of Hucknall, within easy walking distance of the vibrant High Street offering shops, eateries, excellent transport links and local amenities. Boasting generous accommodation throughout, multiple reception spaces, three double bedrooms and an impressive level of external storage and parking, this property is an ideal find for growing families or buyers looking for ample space both inside and out. With a private enclosed garden, double garage, single garage and plentiful driveway parking. The property is entered via an entrance hall with useful storage. The bay-fronted living room spans the length of the home and includes a fireplace, dual-aspect windows and French doors to the rear garden. There is also a separate dining room to the front. The fitted kitchen offers a range of units, integrated appliances and access into the conservatory, which overlooks the rear garden. A W/C and additional storage complete the ground floor. Upstairs, there are three double bedrooms, all with fitted storage. The family bathroom includes a three-piece suite, separate shower enclosure, bidet and further built-in cupboards. To the front, the property boasts ample off-street parking leading to both a double garage and a single garage, each equipped with power, lighting and extensive storage capacity. A further external storage space is also accessible. The private rear garden offers a paved patio area for outdoor dining, a well-maintained lawn, mature planting and secure boundaries of hedging and fencing.

MUST BE VIEWED





- Detached Family Home
- Three Double Bedrooms
- Spacious Bay Fronted Living Room
- Dining Room & Conservatory
- Spacious Fitted Kitchen
- Three Piece Family Bathroom Suite
- Ample Off-Street Parking
- Double Garage & Single Garage
- Private Enclosed Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'4" x 4'1" (3.77m x 1.25m )

The entrance hall has carpeted flooring, a fitted storage cupboard, a fitted overhead cupboard, a radiator, a UPVC double-glazed window to the front elevation, and a single composite door providing access into the accommodation.

Living Room

23'11" x 12'4" (max) (7.30m x 3.78m (max))

The living room has carpeted flooring, a feature fireplace with a hearth, two radiators, coving to the ceiling, UPVC double-glazed windows to the front, side and rear elevation, and double French doors leading out to the rear garden.

Corridor

2'11" x 2'8" (0.90m x 0.82m )

The corridor has carpeted flooring and a built-in storage cupboard.

Dining Room

12'4" x 12'3" (max) (3.76m x 3.75m (max))

The dining room has carpeted flooring, a radiator, a dado rail, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

Kitchen

13'8" x 8'11" (max) (4.19m x 2.73m (max))

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated double oven, an integrated gas hob and concealed extractor fan, space and plumbing for a washing machine, tiled flooring, partially tiled walls, a radiator, a UPVC double-glazed window to the rear elevation, a UPVC double-glazed obscure overhead window to the rear elevation, and a UPVC door leading into the conservatory.

Conservatory

13'3" x 9'7" (max) (4.06m x 2.93m (max))

The conservatory has tiled flooring, a polycarbonate roof, UPVC double-glazed windows to the side and rear elevation, and a single composite door leading out to the rear garden.

W/C

4'2" x 2'9" (1.29m x 0.86m )

This space has a low level flush W/C, a wall-mounted wash basin, tiled flooring, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

9'7" x 6'2" (max) (2.93m x 1.90m (max))

The landing has carpeted stairs and access to the first floor accommodation.

Master Bedroom

12'5" x 12'4" (max) (3.79m x 3.76m (max))

The main bedroom has carpeted flooring, a radiator, two fitted sliding mirrored door wardrobes, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

Bedroom Two

12'4" x 12'3" (max) (3.76m x 3.75m (max))

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

Bedroom Three

13'3" x 12'4" (max) (4.06m x 3.78m (max))

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

Bathroom

13'3" x 8'11" (max) (4.05m x 2.72m (max))

The bathroom has a low level flush W/C, a bidet, a pedestal wash basin, a shower enclosure with a wall-mounted handheld shower fixture, carpeted flooring, partially tiled walls, a radiator, fitted storage cupboards, a picture rail, 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, and access to the garages & storage.

Single Garage

13'9" x 10'0" (4.21m x 3.05m )

The single garage has lighting, electricity, and ample storage space.

Double Garage

18'6" x 14'0" (5.64m x 4.28m )

The double garage has lighting, electricity, and ample storage space.

Outside Storage

13'9" x 6'0" (4.21m x 1.84)

The outdoor storage has lighting, electricity, and ample storage space.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawn, planted areas, and boundaries made up of hedges and fencing.

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 – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

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 recent 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**This floorplan is for illustrative purposes only.**

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