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nottingham
NG15 7HJ

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Sales & Lettings

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**40 THE DRIFT
HUCKNALL
NOTTINGHAMSHIRE
NG15 8DT**



£325,000

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ.

TENURE

Freehold

- Large Detached Property
- Four Bedrooms
- Two Reception Rooms
- Family Bathroom
- Good Sized Garden
- Garage and Driveway
Providing Off Street Parking
- Viewing Highly
Recommended

40 THE DRIFT, HUCKNALL, NOTTINGHAMSHIRE

Need2View are delighted to bring to market this beautifully presented, spacious, four bedroom detached property, located on a quiet street in the popular town of Hucknall in Nottinghamshire, close to local amenities, good schools and excellent transport links to Nottingham City Centre.

The property offers a large living room, dining room, dining kitchen, utility room, conservatory and a W.C. to the ground floor, whilst the first floor has four good sized bedrooms (with ensuite to the master) and the family bathroom. To the rear of the property there is a good sized, easy to maintain garden and to the front there is a garage and driveway providing off street parking.

Entrance door into:

HALLWAY

With access to the living room, stairs to the first floor landing, and ceiling light point.

LOUNGE

15'1" x 12'11" A spacious family room with UPVC double glazed window to the front, access to the kitchen, access to the dining room, radiator, power and wall and ceiling light points.



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DINING ROOM

10'6" x 7'6" With patio doors into the conservatory, radiator, power and ceiling light points.



CONSERVATORY

10'8" x 8'10" With UPVC double glazed windows, doors into the rear garden, power and lighting.



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KITCHEN/DINER

10'6" x 9'7" Fitted with a range of wall and base units in a light wood finish with coordinating work surfaces, part wall tiling, space and plumbing for a fridge freezer, integrated oven, four ring gas hob, extractor fan, one and a half bowl single drainer sink with mixer tap, access to the utility room, UPVC double glazed window to the rear, radiator, power and ceiling light points.



UTILITY ROOM

10'6" x 7'7" With a base unit to match the kitchen, coordinating work surfaces, part wall tiling, space and plumbing for a washing machine, space and plumbing for a dryer, access to the ground floor W.C., access to the garage, UPVC double glazed window to the rear, door to the side, radiator, power and ceiling light points.



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GROUND FLOOR W.C.

4'8" x 3'6" With wash hand basin, W.C., part wall tiling, UPVC double glazed opaque window to the side, radiator and ceiling light point.



FIRST FLOOR LANDING

With access to all the bedrooms and the family bathroom, storage cupboard and ceiling light point.

BEDROOM ONE

12" x 10'8" With UPVC double glazed window to the front, access to the ensuite, built in wardrobe, radiator, power and ceiling light points.



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ENSUITE

5'10" x 5'5" White suite comprising of a wash hand basin, W.C. and shower cubicle, part tiled walls, UPVC double glazed opaque window to the front, radiator and ceiling light point.



BEDROOM TWO

11'9" x 9'3" With UPVC double glazed window to the rear, built in wardrobes, radiator, power and ceiling light points.



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BEDROOM THREE

10'7" x 8'8" With UPVC double glazed window to the rear, radiator, power and ceiling light points.



BEDROOM FOUR

9'4" x 8'10" With UPVC double glazed window to the front, radiator, power and ceiling light points.



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BATHROOM

8'8" x 6'10" White suite comprising of a wash hand basin, W.C. and bath with shower over, part wall tiling, UPVC double glazed opaque window to the rear, radiator and ceiling light point.



OUTSIDE

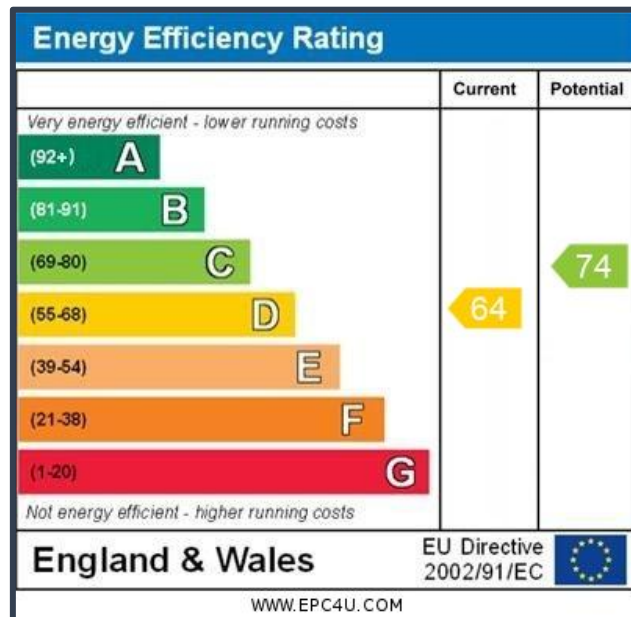
To the rear of the property there is a good sized, well maintained, south facing garden with a patio area, a section laid to lawn and various foliage planted around the borders. All enclosed with fences. To the front of the property there is a garage and driveway providing off street parking.



GARAGE

17'6" x 8'2" Integrated garage with up and over door, power and lighting.

EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Ashfield District Council

Council Tax Band – D

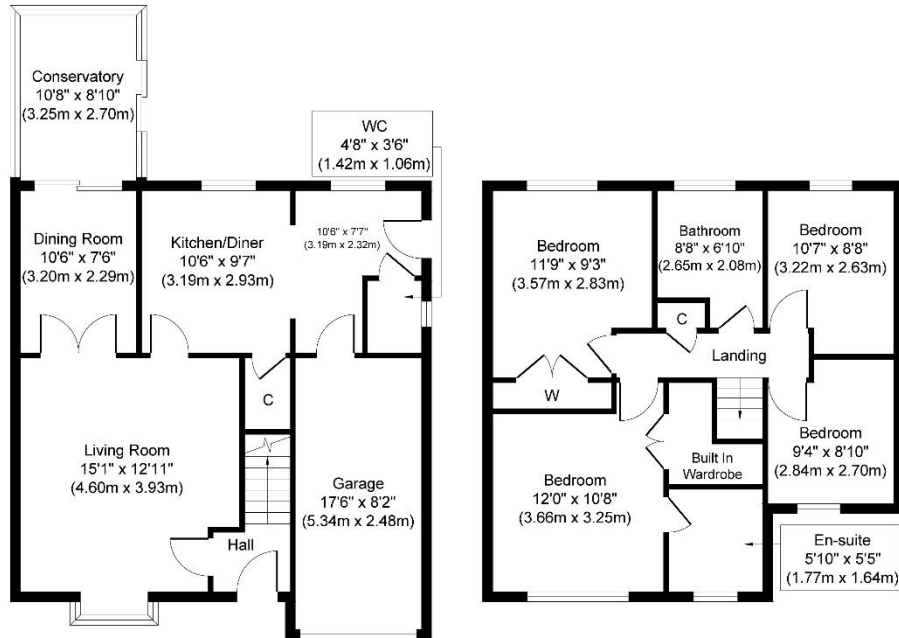
Primary School – Leen Mills Primary School

Secondary School – The Holgate Academy

Stamp Duty on Asking Price: £1,250 - £6,250 (Additional costs may apply if being purchased as a second property)

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FLOOR PLAN



Ground Floor
Approximate Floor Area
781 sq. ft
(72.58 sq. m)

First Floor
Approximate Floor Area
623 sq. ft
(57.86 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.