

HoldenCopley

PREPARE TO BE MOVED

Ethel Avenue, Hucknall, Nottinghamshire NG15 8DB

Guide Price £340,000 - £360,000

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NO UPWARD CHAIN...

Introducing this well-presented bespoke designed four-bedroom detached residence, nestled in a sought-after locale, this home boasts a well-thought-out floor plan and an abundance of space, making it perfect for families seeking comfort and style. The ground floor welcomes you with an elegant entrance hall leading to a versatile snug area which could be used as an additional bedroom and a spacious living room, both bathed in natural light. The heart of the home lies in the modern fitted kitchen/diner, accompanied by a convenient utility room and a tasteful W/C. Ascend to the first floor to discover three generously proportioned bedrooms, complemented by a three-piece bathroom suite offering both functionality and charm. The second floor unveils a private sanctuary - the master bedroom, complete with a stylish en-suite, providing a tranquil retreat. Outside, a well-maintained driveway offers ample off-road parking, while the private enclosed garden provides an ideal space for relaxation and entertaining. Situated in a popular location, this property is within close proximity to various amenities, local schools and easy commuting links. This residence truly embodies a harmonious blend of contemporary design and practical living, making it an exceptional choice for those seeking a distinguished lifestyle.

MUST BE VIEWED





- Detached House
- Four Great-Sized Bedrooms
- Spacious Living Room & Snug
- Modern Fitted Kitchen/Diner
- Utility Room & Ground Floor W/C
- Three-Piece Bathroom Suite & En-Suite To The Master Bedroom
- Driveway
- Private Enclosed Garden
- No Upward Chain
- Popular Location





GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring, carpeted stairs, a radiator and a single door providing access into the accommodation

Snug

14'3" x 12'6" (4.35m x 3.82m)

The snug has carpeted flooring, a TV point, a radiator, wall-mounted light fixtures, five UPVC double glazed windows to the front and side elevations and could be used as another bedroom

Living Room

22'0" x 10'6" (6.73m x 3.22m)

The living room has oak flooring, two radiators, recessed spotlights and UPVC double French doors providing access to the rear garden

Kitchen/Diner

25'10" x 12'6" (7.89m x 3.83m)

The kitchen/diner has a range of fitted base and wall units with worktops, a sink with a drainer and a swan neck mixer tap, space for a Rangemaster cooker, an extractor hood, space for an American-style fridge freezer, space and plumbing for a dishwasher, a radiator, tiled flooring, recessed spotlights, a UPVC double glazed window to the side elevation and sliding door providing access to the rear garden

Utility Room

7'1" x 6'11" (2.17m x 2.13m)

The utility room has a worktop, space and plumbing for a washing machine and tumble dryer, a wall-mounted boiler and a single UPVC door providing access to the rear garden

W/C

This space has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a radiator, tiled flooring and a UPVC double glazed obscure window to the front elevation

FIRST FLOOR

Landing

The landing has carpeted flooring, a UPVC double glazed window to the front elevation and provides access to the first floor accommodation

Bedroom Two

11'10" x 11'2" (3.62m x 3.42m)

The second bedroom has laminate flooring, a radiator and a UPVC double glazed window to the front elevation

Bedroom Three

11'9" x 11'2" (3.59m x 3.42m)

The third bedroom has laminate flooring, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Four

10'9" x 7'5" (3.30m x 2.27m)

The fourth bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

Bathroom

7'0" x 7'0" (2.15m x 2.14m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a shower screen, tiled splashback, a heated towel rail, carpeted flooring and a UPVC double glazed obscure window to the side elevation

SECOND FLOOR

Landing

The landing has carpeted flooring, a Velux window and provides access to the second floor accommodation

Bedroom One

19'1" x 12'6" (5.82m x 3.82m)

The main bedroom has oak flooring, two radiators, access to the en-suite, recessed spotlights and four Velux windows

En-Suite

12'5" x 9'3" (3.81m x 2.84m)

The en-suite has a low-level dual flush W/C, a pedestal wash basin, a walk-in shower enclosure with a wall-mounted shower fixture, tiled splashback, a radiator, a chrome heated towel rail, a loft hatch and a Velux window

OUTSIDE

Front

To the front of the property is a block paved driveway providing ample off-road parking, courtesy lighting and side access to the rear garden

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, steps down to a well-maintained lawn, a stone pebbled area, a shed, a range of plants and shrubs, courtesy lighting and panelled fencing

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band D

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.

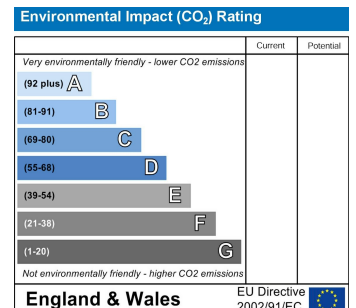
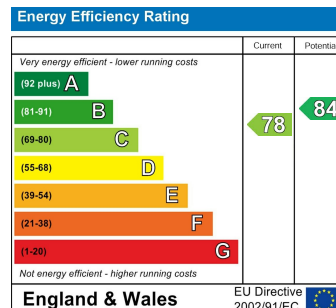
The vendor has advised the following:

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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01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

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