

HoldenCopley

PREPARE TO BE MOVED

Walk Mill Drive, Hucknall, Nottinghamshire NG15 8BX

Guide Price £280,000

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GUIDE PRICE: £280,000 - £300,000

NO UPWARD CHAIN...

Welcome to this beautifully renovated detached bungalow, where every detail has been thoughtfully crafted to offer you a haven of modern living. Without the burden of an upward chain, the transition to making this property your own is effortlessly smooth. Nestled in close proximity to a wealth of local amenities, from shops to reputable schools and serene parks, this residence perfectly balances comfort and convenience. Step inside to discover an inviting entrance hall that sets the tone within, leading onto a spacious reception room and a stylish fitted kitchen with integrated appliances, while two double bedrooms provide ample space for rest and rejuvenation. The modern shower suite offers a touch of luxury to your daily routine. Notably, the property boasts abundant parking space for up to multiple vehicles on the driveway, supplemented by a single detached garage for added convenience. Beyond the threshold lies an enclosed garden. Don't let this opportunity slip through your fingers—seize the chance to call this property your new home.

MUST BE VIEWED





- Detached Bungalow
- Two Bedrooms
- Refurbished Throughout
- Modern Fitted Kitchen Diner
- Spacious Living Room
- Modern Shower Suite
- Driveway For Multiple Cars
- Single Detached Garage
- Enclosed Garden
- Popular Location





ACCOMMODATION

Entrance Hall

15'3" x 7'4" (max) (4.67m x 2.26m (max))

The entrance hall has wood-effect flooring, a radiator, recessed spotlights, access to the loft, UPVC double-glazed obscure panel windows to the front elevation, and a single UPVC door providing access into the accommodation.

Living Room

16'0" x 12'2" (4.88m x 3.71m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Kitchen/Diner

13'8" x 9'2" (4.19m x 2.80m)

The kitchen has a range of fitted base and wall units with wood-effect worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor fan, an integrated dishwasher, an integrated under-counter fridge, an integrated washing machine, wood-effect flooring, tiled splashback, recessed spotlights, a radiator, wood-effect flooring, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing side access.

Bedroom One

12'7" x 12'3" (max) (3.84m x 3.74m (max))

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

Bedroom Two

12'7" x 10'10" (3.86m x 3.32m)

The second bedroom has carpeted flooring, a radiator, full height UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

Shower Suite

7'1" x 5'10" (max) (2.17m x 1.80m (max))

This space has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower, floor-to-ceiling tiles, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a lawned garden, a driveway for multiple cars, access into the single detached garage, and gated access to the rear garden.

Garage

17'0" x 8'5" (5.20m x 2.59m)

The garage has a window to the side elevation, and an up and over door opening out onto the front driveway.

Rear

To the rear of the property is a private enclosed garden with concrete and lawned areas, decorative plants and shrubs, an outdoor tap, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Few 3G / 4G / 5G available

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

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – Historical Subsidence but no more movement as property has been refurbished.

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.

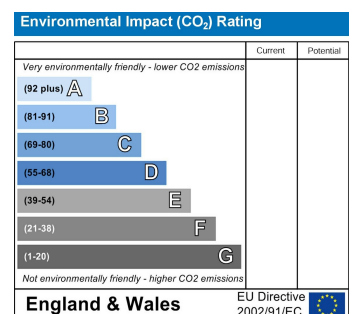
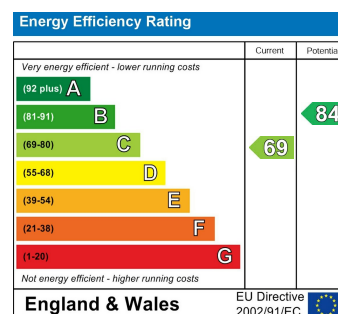
The vendor has advised the following:

Property Tenure is Freehold

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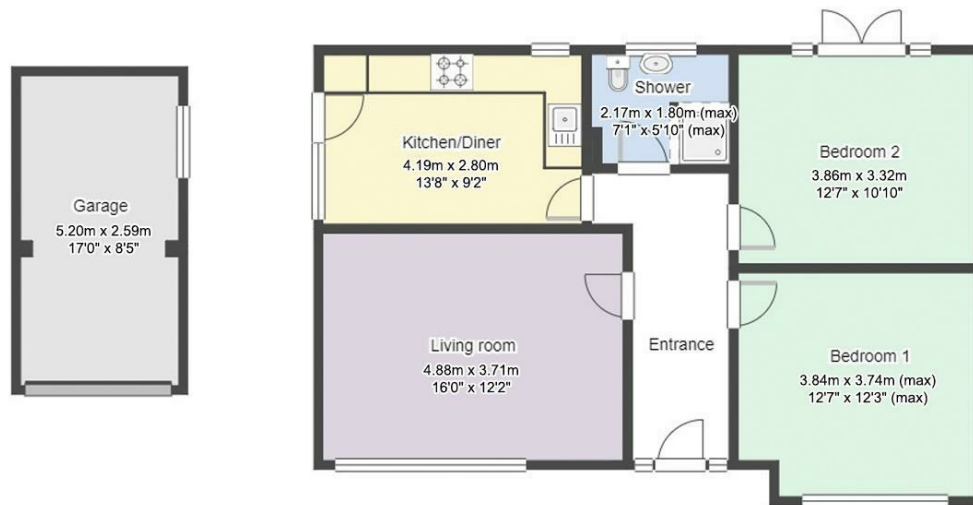
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving 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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