

HoldenCopley

PREPARE TO BE MOVED

Roman Crescent, Hucknall, Nottinghamshire NG15 8GL

£280,000

Roman Crescent, Hucknall, Nottinghamshire NG15 8GL



IMMACULATLEY PRESENTED THROUGHOUT...

Nestled in a desirable location boasting excellent connectivity and educational opportunities, this three-bedroom detached house epitomises contemporary family living. Immaculately presented, it beckons buyers seeking a seamless transition into their new home. Step through the entrance hall into a haven of comfort and style. The ground floor consists of a spacious living room, a modern fitted kitchen, a W/C and utility room. Ascending to the first floor reveals a trio of bedrooms, one adorned with its own ensuite for added luxury. Access to a boarded loft via a drop-down ladder offers versatility and additional storage. A three-piece bathroom suite adds to the convenience of this abode. Outside, the property continues to impress with its amenities. A driveway offers parking for one vehicle, complemented by a garage for additional storage or parking needs. An external office space presents opportunities for remote work or creative pursuits. Meanwhile, the private garden features a lawn and a charming decking area perfect for al fresco dining. In summary, this meticulously maintained residence offers an idyllic sanctuary for discerning family buyers seeking the epitome of modern living.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Ensuite
- External Office Space
- Garage & Off Street Parking
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a wall-mounted alarm system and a single composite door providing access into the accommodation.

Living Room

16'6" x 9'2" (5.04m x 2.80m)

The living room has three UPVC double-glazed windows to the front and side elevation, carpeted flooring, two radiators and a built-in media wall with a feature fireplace.

Utility Room

6'2" x 4'6" (1.88m x 1.39m)

The utility room has fitted base and wall units with worktops, space and plumbing for a washing machine, wood-effect flooring, a radiator, a built-in cupboard and an extractor fan.

Kitchen

16'6" x 8'6" (5.04m x 2.61m)

The kitchen has a range of fitted base and wall units with worktops, plinth spotlights, a composite sink and a half with a swan neck mixer tap and drainer, an integrated oven and dishwasher, a gas hob with an extractor fan, partially tiled walls, a radiator, wood-effect flooring, space for a fridge-freezer, two UPVC double-glazed windows to the front and side elevation and double French doors providing access out to the garden.

W/C

5'0" x 2'10" (1.54m x 0.87m)

This space has a low level dual flush W/C, a pedestal wash basin, partially tiled walls, panelling to the walls, a radiator and wood-effect flooring.

FIRST FLOOR

Landing

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

Master Bedroom

11'6" x 10'0" (3.52m x 3.05m)

The main bedroom has two UPVC double-glazed windows to the front and side elevation, fitted floor to ceiling mirrored wardrobes, carpeted flooring and provides access to the en suite.

En Suite

7'10" x 4'3" (2.39m x 1.30m)

This space has a low level dual flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, wood-effect flooring, partially tiled walls, a chrome heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

11'6" x 8'7" (3.52m x 2.64m)

The second bedroom has a UPVC double-glazed window to the front elevation, a radiator, fitted floor to ceiling wardrobes, a built-in cupboard, carpeted flooring and access to the boarded loft via a dropdown ladder.

Bedroom Three

6'6" x 6'5" (2.00m x 1.97m)

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

Bathroom

6'9" x 5'2" (2.07m x 1.58m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower, wood-effect vinyl flooring, partially tiled walls, a towel rail, a radiator, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Garage

8'7" x 6'8" (2.62m x 2.04m)

The garage has carpeted flooring, a wall-mounted consumer unit, lighting, access to the boarded loft via a drop-down ladder, a single composite door and an up and over garage door.

Office

8'7" x 6'11" (2.62m x 2.11m)

The office has wood-effect flooring, a wall-mounted electric heater and recessed spotlights.

Front

To the front of the property there are shrubs and a single gate providing access to the garden.

Rear

To the rear of the property is a driveway with the availability to park one vehicle, access to the garage and office space, a private enclosed garden with a fence panelled boundary, outdoor security lighting, a lawn, a decking area, various plants and shrubs and two lockable single gates.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

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

Phone Signal – some 3G & 4G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

High risk of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

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:

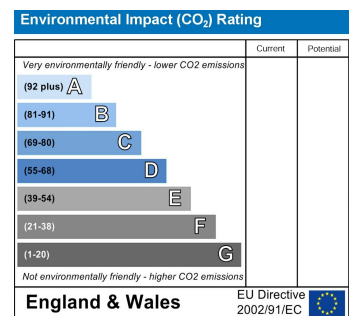
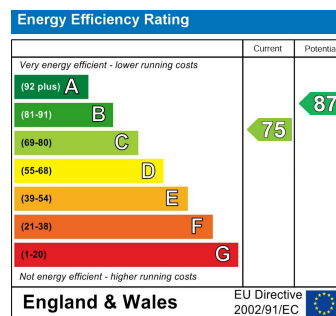
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars.

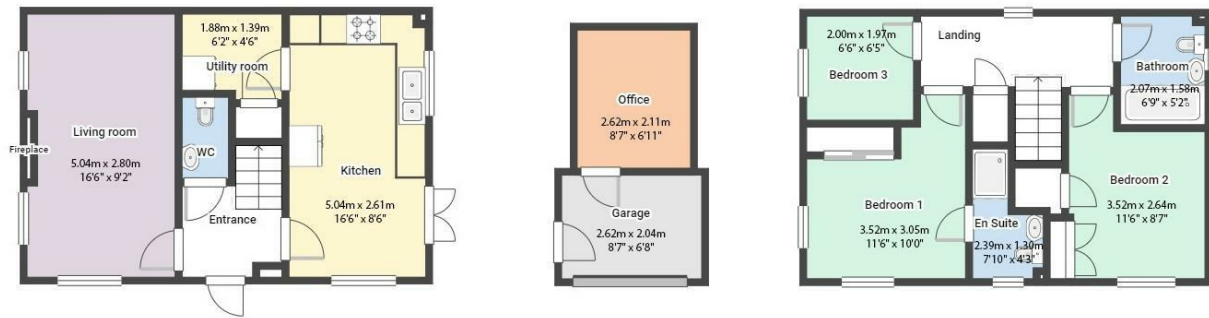
These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

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.



Roman Crescent, Hucknall, Nottinghamshire NG15 8GL



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.
© HoldenCopley

01156 972 972

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

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.