

# HoldenCopley

PREPARE TO BE MOVED

Edgewood Drive, Hucknall, Nottinghamshire NG15 6HY

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**Guide Price £280,000 - £300,000**



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NO CHAIN  
GUIDE PRICE £280,000 - £300,000

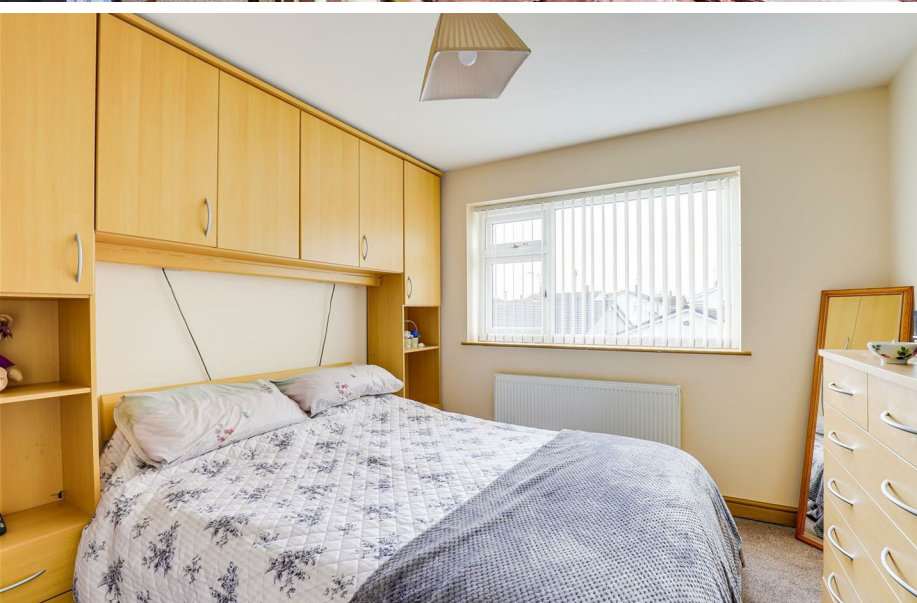
WELL-PRESENTED THROUGHOUT...

Welcome to this three-bedroom detached house, ideally situated in a popular location close to a range of local amenities including shops, eateries, schools, and excellent commuting links such as the M1. This well-maintained home offers comfortable living with modern conveniences. Upon entering, you'll be greeted by a welcoming entrance hall that provides access to the spacious reception room. This leads into the heart of the home, an open-plan reception room and kitchen, flooded with natural light from the large windows and double French doors that open out to the rear garden. Completing the ground floor is a convenient W/C. The upper level features two double bedrooms and a single bedroom. The main bedroom benefits from its own private W/C, adding an extra touch of luxury. The stylish bathroom serves the rest of the residents with modern fixtures and fittings. To the front of the property is a block-paved driveway providing off-road parking for multiple cars, access to the garage, and an EV charging point for electric vehicles. The rear of the house boasts an enclosed garden with a decked seating area, perfect for outdoor dining and relaxation. The garden also includes a lawn and a pathway leading to a raised gravel patio area, creating a versatile outdoor space.

MUST BE VIEWED







- Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Ground Floor W/C
- Stylish Bathroom & W/C
- Driveway & Garage
- Well-Presented Throughout
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

6'5" x 13'10" (1.97m x 4.22m)

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

### Living Room

11'5" x 13'6" (3.48m x 4.12m)

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

### Family Room

9'10" x 18'2" (3.01m x 5.55m)

The family room has carpeted flooring, two radiators, open access to the kitchen and a UPVC double-glazed window to the rear elevation.

### Kitchen

8'0" x 14'5" (2.46m x 4.41m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and a half with a drainer and a swan neck mixer tap, an integrated oven, hob & dishwasher, a breakfast bar, a radiator, tiled flooring, a IPVC double-glazed window to the rear elevation, double French doors opening out to the rear garden and a single UPVC door providing access to the side of the property.

### W/C

8'8" x 2'5" (2.65m x 0.75m)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, a wall-mounted boiler, a radiator and tiled flooring.

## FIRST FLOOR

### Landing

7'10" x 9'10" (2.41m x 3.01m)

The landing has carpeted flooring, a radiator, a UPVC double-glazed window to th side elevation, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

### Master Bedroom

11'2" x 10'1" (3.42m x 3.08m)

The main bedroom has carpeted flooring, a radiator, access to the W/C and a UPVC double-glazed window to the rear elevation.

### W/C

6'2" x 1'11" (1.88m x 0.60m)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin and vinyl flooring.

### Bedroom Two

9'8" x 10'2" (2.95m x 3.12m)

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

### Bedroom Three

8'0" x 7'10" (2.45m x 2.41m)

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

### Bathroom

5'7" x 7'8" (1.71m x 2.36m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath, a shower enclosure with a electric shower fixture, a heated towel rail, an extractor fan, partially tiled walls, wood-effect flooring and two UPVC double-glazed obscure windows to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway providing off-road parking for multiple cars, access to the garage, gated access to the rear, courtesy lighting, a EV charging point and a brick-wall boundary.

### Rear

To the rear of the property is an enclosed garden with a decked seating area, a lawn, a pathway leading to a raised gravel patio area and fence panelling boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

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.

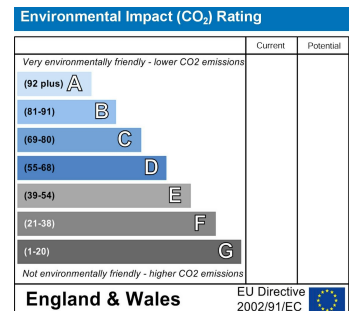
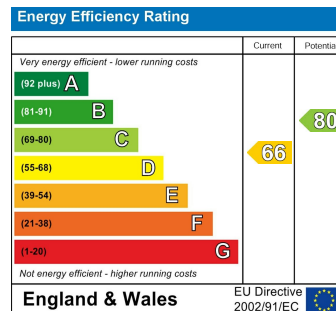
The vendor has advised the following:

Property Tenure is Freehold

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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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