

# HoldenCopley

PREPARE TO BE MOVED

Nottingham Road, Hucknall, Nottinghamshire NG15 7PY

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Guide Price £370,000 - £380,000



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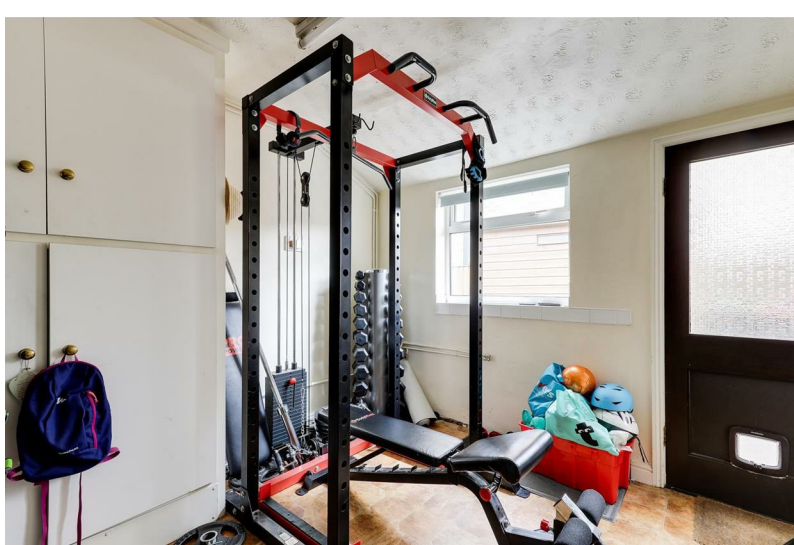


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BURSTING WITH CHARACTER...

This Grade II listed cottage, originating from the 1800s, stands as a remarkable testament to architectural history, blending old-world charm with contemporary conveniences. Rich in character, the home preserves numerous original features such as exposed wooden beams and classic fireplaces, while incorporating modernised kitchen and bathroom suites for today's living standards. Situated in the sought-after area of Hucknall, the cottage benefits from proximity to a variety of local amenities, including shops, eateries, and excellent transport links, and is just a short distance from the scenic Bestwood Country Park. On the ground floor, the cottage welcomes you with an entrance porch adorned with quarry tiling. This leads to two generous reception rooms, perfect for entertaining or relaxing. The modern kitchen is complemented by a separate utility room, ensuring functionality and convenience. Additionally, the ground floor hosts a four-piece bathroom suite. Ascending to the first floor, you'll find two well-appointed bedrooms. The second floor expands the living space with two more bedrooms and another contemporary shower room suite, offering ample accommodation options. Externally, the front of the property showcases a charming stonewalled garden with a well-maintained lawn and a driveway providing ample off-road parking. The rear garden is a private, enclosed oasis featuring a lawn and a paved patio area, ideal for outdoor relaxation and entertaining.

MUST BE VIEWED







- Grade II Listed Building
- Detached Cottage
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Utility
- Three Bathrooms
- Off Road Parking
- New & Original Features
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Porch

5'0" x 4'11" (1.53 x 1.50)

The porch has quarry tiled flooring, a radiator, a UPVC double glazed window to the side and front elevations, a composite front door and provides access into the accommodation.

### Living room

15'3" x 12'11" (4.67 x 3.96)

The living room has carpeted flooring, exposed beams to the ceiling, wall mounted light fixtures, a brick built fireplace recess with a log burner and a tiled hearth, a TV point and UPVC double glazed windows to the front and side elevations

### Dining room

15'4" x 13'1" (4.69 x 4.00)

The dining room has carpeted flooring, exposed beams to the ceiling, a feature brick built fireplace with a tiled hearth, an in-built cupboard, wall mounted light fixtures, a radiator and UPVC double glazed windows to the front and side elevations

### Gym/Utility

11'1" x 10'0" (3.38 x 3.06)

The gym/utility room has vinyl flooring,, an in-built cupboard, a radiator, a UPVC double glazed window to the side elevation and a door to access the side of the property

### Kitchen

12'10" x 10'5" (3.93 x 3.20)

The kitchen has tiled effect flooring, a range of fitted base and wall units with fitted countertops, a stainless steel sink and a half with a drainer and mixer taps, an integrated double oven, an induction hob with an extractor hood, an integrated dishwasher, partially tiled walls, recessed spotlights, a radiator, UPVC double glazed windows to the side elevations and double glass doors to access the rear garden

### Hallway

6'7" x 4'0" (2.03 x 1.23)

The hall has carpeted flooring and a loft hatch

### Bathroom

8'4" x 6'4" (2.56 x 1.95)

The bathroom has a low level flush WC, a pedestal wash basin with stainless steel taps, a panelled bath with a wall mounted shower fixture and a glass shower screen, a bidet, an in-built cupboard, fully tiled walls a radiator and a UPVC double glazed obscure window to the side elevation

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a radiator, an in-built cupboard, and provides access to the first floor accommodation

### Master Bedroom

15'4" x 13'1" (4.68 x 3.99)

The main bedroom has carpeted flooring, exposed beams to the ceiling, wall mounted light fixtures, an in-built wardrobe, a radiator and several UPVC double glazed windows to the front, rear and side elevations providing lots of natural light

### Bedroom Three

12'10" x 8'1" (3.92 x 2.47)

The third bedroom has carpeted flooring, a radiator, an exposed beam, a wall mounted light fixture and UPVC double glazed windows to the front and side elevations

## SECOND FLOOR

### Landing

The landing has carpeted flooring, a range of fitted cupboards and wardrobes, an exposed beam to the ceiling, two Velux windows, a radiator and provides access to the second floor accommodation

### Bedroom Two

11'7" x 8'5" (3.54 x 2.59)

The second bedroom has carpeted flooring, a radiator, exposed beams to the ceiling and a UPVC double glazed window to the side elevation

### Bedroom Four

13'2" x 8'5" (4.02 x 2.58)

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

### Shower room

8'0" x 5'4" (2.44m x 1.63m)

The shower room has tiled effect flooring, a low level flush WC, a wash basin with stainless steel mixer taps, a shower enclosure with a wall mounted shower fixture and a glass shower screen, a heated towel rail, partially tiled walls, an exposed beam to the ceiling, recessed spotlights and an extractor fan

## OUTSIDE

### Front

To the front of the property is a driveway to provide ample off road parking, a lawn with various plants and shrubs and courtesy lighting

### Rear

To the rear of the property is a private enclosed garden with a vast lawn, various plants and shrubs, panelled fencing and courtesy lighting

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download speed 1000Mbps and Upload Speed 100Mbps

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

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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.

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.

Council Tax Band Rating - Gedling Borough Council - Band G

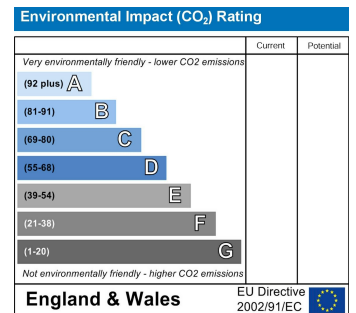
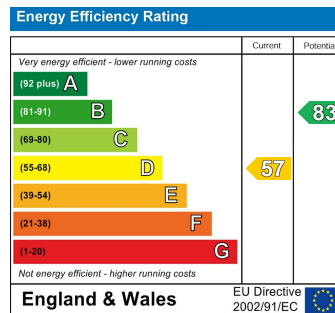
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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