

HoldenCopley

PREPARE TO BE MOVED

Walk Mill Drive, Hucknall, Nottinghamshire NG15 8BY

Guide Price £250,000

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GUIDE PRICE £250,000 - £275,000

This two-bedroom detached bungalow offers deceptively spacious accommodation, making it ideal for a variety of buyers looking for a move-in-ready home. Situated in a sought-after location, this well-presented property is within close proximity to local amenities including the picturesque Bestwood Country Park, shops, excellent transport links and reputable schools. Inside, the bungalow features a hallway, two generous double bedrooms, a cozy living room, a well-appointed fitted kitchen, a practical lean-to and a modern shower room. Outside, the property boasts a car port, a double garage and a driveway for ample parking. The private, enclosed rear garden is perfect for relaxation and entertaining, with a lawn and a patio area.

MUST BE VIEWED





- Detached Bungalow
- Two Double Bedrooms
- Living Room
- Fitted Kitchen
- Shower Room
- Private Enclosed South Facing Rear Garden
- Driveway
- Garage & Carport
- Popular Location
- Must Be Viewed





ACCOMMODATION

Hallway

16'1" x 7'2" (4.92 x 2.20)

The hallway has carpeted flooring, a radiator, access to the loft and a single UPVC door providing access into the accommodation.

Living Room

16'3" x 12'1" (4.96 x 3.70)

The living room has a UPVC double-glazed window to the front elevation, two radiators, carpeted flooring, a feature fireplace with a decorative surround and coving.

Kitchen

14'7" x 9'1" (4.46 x 2.79)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven and dishwasher, an electric hob, an extractor fan, a composite sink and a half with a drainer and a moveable swan neck mixer tap, vinyl flooring, a radiator, partially tiled walls, recessed spotlights, two UPVC double-glazed windows to the rear and side elevation and a single door providing access into the lean-to.

Shower Room

7'5" x 5'8" (2.28 x 1.74)

The shower room has a low level flush W/C, a wash basin with fitted storage, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, a chrome heated towel rail, tiled walls and flooring, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

Master Bedroom

12'4" x 10'11" (3.77 x 3.34)

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

Bedroom Two

12'5" x 12'2" (3.79 x 3.72)

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

OUTSIDE

Garage

24'0" x 7'11" (7.33 x 2.42)

The garage has lighting, power points, a UPVC double-glazed window and a single UPVC door to the side elevation and double doors to the front elevation.

Car Port

19'1" x 10'0" (5.83 x 3.06)

The car port has a polycarbonate roof and a roller door.

Lean-to

16'0" x 5'5" (4.90 x 1.67)

The lean-to has tiled flooring, space and plumbing for a washing machine, a wall-mounted boiler, a polycarbonate roof, various UPVC double-glazed windows and a single door providing access outside.

Front

To the front of the property is a garden with a lawn and a driveway.

Rear

To the rear of the property is a private enclosed south facing garden with a fence panelled boundary, a patio area, a lawn and an outbuilding.

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 - Superfast - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – Some 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Medium risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material information – 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.

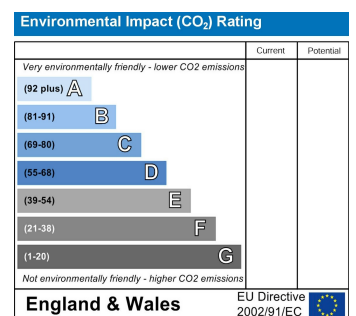
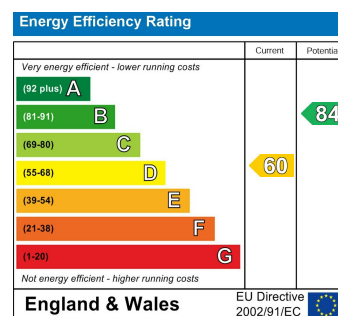
The vendor has advised the following:

Property Tenure is Freehold

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