

HoldenCopley

PREPARE TO BE MOVED

Walk Mill Drive, Hucknall, Nottinghamshire NG15 8BY

Offers Over £235,000

NO UPWARD CHAIN...

Welcome to this delightful three-bedroom detached house, offered with no upward chain. Situated in the popular location of Hucknall, this property provides easy access to a range of shops, eateries, schools, and excellent transport links into the City Centre, making it an ideal home for families and professionals alike. Upon entering, you are greeted by a spacious living room that seamlessly opens into the dining room, creating a bright and airy open-plan space perfect for both relaxing and entertaining. The fitted kitchen caters to all your culinary needs and includes a convenient pantry for additional storage. The upper level features two double bedrooms and a single bedroom. A four-piece bathroom suite serves the residents, offering both a bathtub and a separate shower. To the front of the property, a driveway provides off-road parking for multiple cars and leads to a garage that offers ample storage space. The front garden is enhanced by a lawn and a variety of plants and shrubs, adding to the property's kerb appeal. The rear has an enclosed garden, complete with a well-maintained lawn and an array of established plants and shrubs, creating a perfect space to enjoy the outdoors.

MUST BE VIEWED



- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Four-Piece Bathroom Suite
- Driveway & Garage
- Enclosed Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed

GROUND FLOOR

Entrance

14'11" x 6'2" (4.55m x 1.88m)

The entrance has carpeted flooring, a radiator and a single composite door providing access into the accommodation.

Living Room

13'0" x 12'5" (max) (3.97m x 3.80m (max))

The living room has carpeted flooring, a radiator, a fireplace with a decorative surround, open access to the dining room and a UPVC double-glazed window to the front elevation.

Dining Room

12'5" x 12'0" (max) (3.79m x 3.67m (max))

The dining room has carpeted flooring, a radiator, a decorative mantelpiece with a tiled hearth and a UPVC double-glazed window to the rear elevation.

Kitchen

8'9" x 8'3" (2.69m x 2.54m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and taps, tiled walls, a radiator, carpeted flooring, access to the pantry, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

Pantry

7'2" x 2'5" (2.19m x 0.75m)

The pantry has carpeted flooring and ample storage space.

FIRST FLOOR

Landing

9'1" x 8'9" (max) (2.77m x 2.67m (max))

The landing has carpeted flooring, an in-built storage cupboard, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the partially boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

13'1" x 12'9" (max) (4.01m x 3.89m (max))

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

Bedroom Two

10'0" x 9'9" (3.07m x 2.99m)

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

Bedroom Three

10'2" x 7'9" (max) (3.11m x 2.38m (max))

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

Bathroom

8'9" x 5'6" (2.68m x 1.69m)

The bathroom has a low level flush W/C, a pedestal wash basin, a corner bath, a shower enclosure with a shower fixture, a radiator, tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars, access to the garage, gated access to the rear, a lawn, plants and shrubs.

Garage

17'7" x 8'11" (max) (5.36m x 2.72m (max))

The garage has courtesy lighting, a power supply, windows to the rear elevation, a single door to the rear garden and double door providing access.

Rear

To the rear is an enclosed garden with a lawn, a variety of plants and shrubs, a shed and fence panelling boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

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

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