

# HoldenCopley

PREPARE TO BE MOVED

Bentinck Street, Hucknall, Nottinghamshire NG15 7EH

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**Guide Price £200,000 - £230,000**

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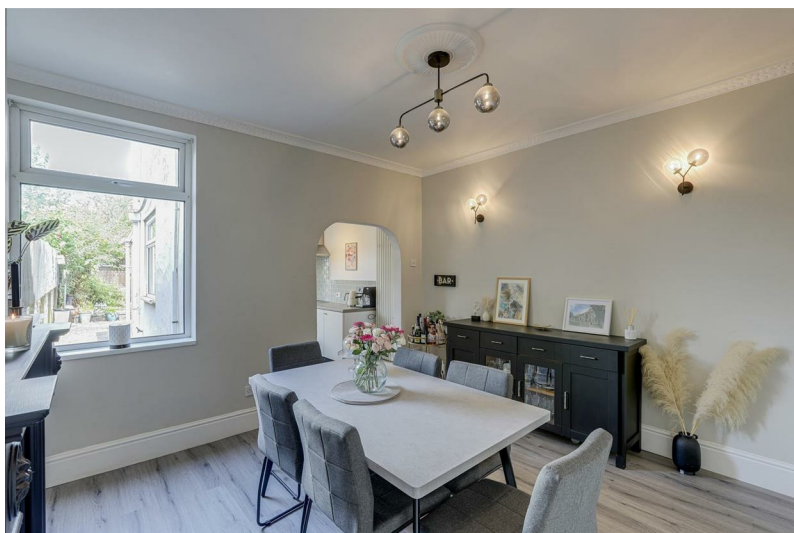


GUIDE PRICE £200,000 - £220,000

SEMI DETACHED HOUSE...

Discover this characteristic and spacious semi-detached house, a perfect blend of period charm and modern convenience. Located just a stone's throw away from shops, eateries, and reliable transport links into the City Centre, this home is ideal for a range of buyers seeking a vibrant community atmosphere. The ground floor features a living room with a bay window that fills the room with natural light, a dining room perfect for family meals and entertaining, and a fitted kitchen equipped with modern appliances and French doors leading into the bright and airy conservatory. On the first floor, you'll find two spacious bedrooms full of character and a four-piece bathroom suite offering both a separate shower and bath. The second floor houses an office, ideal for those working from home, and a study, providing additional flexible space perfect for a quiet retreat or extra storage. Outside, the property boasts a low-maintenance front courtyard. The enclosed rear garden features a patio area, lawn, and a mix of fence and brick wall boundaries. Additionally, the versatile outbuilding includes lighting, ample storage, a window, and doors opening out to the garden, making it perfect for a workshop, studio, or additional storage.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Dining Room
- Conservatory
- Four Piece Bathroom Suite
- Office & Study
- Enclosed Rear Garden
- Must Be Viewed





## GROUND FLOOR

### Living Room

14'2" x 13'1" (max) (4.34m x 4.00m (max))

The living room has a UPVC double glazed bay window to the front elevation, wood effect flooring, coving to the ceiling, a ceiling rose, radiator, recessed chimney breast with a tiled hearth, a mantelpiece with a multi-fuel stove, TV point, a radiator, and a single UPVC door providing access into the accommodation.

### Dining Room

13'1" x 11'11" (max) (4.00m x 3.64m (max))

The dining room has a UPVC double glazed window to the rear elevation, a radiator, a recessed chimney breast with mantelpiece, a hearth and feature fireplace, coving to the ceiling, a ceiling rose, and wood-effect flooring.

### Kitchen

13'10" x 7'8" (4.22m x 2.34m )

The kitchen has a range of fitted base and wall units with worktops, a Belfast double sink with a swan neck mixer tap, space for a freestanding cooker, an extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, a vertical radiator, coving to the ceiling, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and French doors opening into the conservatory.

### Conservatory

7'8" x 7'4" (2.35m x 2.24m )

The conservatory has carpeted flooring, a range of double glazed windows, Polycarbonate roof and double glazed sliding doors providing access to the rear elevation.

## BASEMENT

### Cellar

15'3" x 13'1" (max) (4.65m x 4.01m (max))

The cellar has lighting, electrics, and ample storage space.

## FIRST FLOOR

### Landing

16'5" x 15'4" (max) (5.02m x 4.68m (max))

The landing has carpeted flooring, a radiator, recessed spotlights, and access to the first floor accommodation.

### Bedroom One

15'10" x 11'9" (max) (4.83m x 3.59m (max))

The first bedroom has two UPVC double glazed windows to the front elevation, coving to the ceiling, a feature fireplace, two radiators, and carpeted flooring

### Bedroom Two

13'4" x 9'3" (max) (4.07m x 2.82m (max))

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

### Bathroom

13'7" x 10'11" (max) (4.16m x 3.34m (max))

The bathroom has a UPVC double glazed window to the rear elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a freestanding bath with central mixer taps and a handheld shower fixture, an extractor fan, an in-built cupboard, partially tiled walls, and tiled flooring.

## SECOND FLOOR

### Office

17'1" x 16'4" (max) (5.22m x 4.99m (max))

The office has two Velux windows, eaves storage, exposed wooden beams, and carpeted flooring.

### Study

10'2" x 8'2" (max) (3.10m x 2.50m (max))

The study has a Velux window, and carpeted flooring.

## OUTSIDE

### Front

To the front of the property is a small courtyard.

### Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, fence and brick wall boundary, and access to the versatile outbuilding.

### Outside Storage

This versatile space has lighting, ample storage space, a window, and doors opening out to the garden.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

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 A

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.

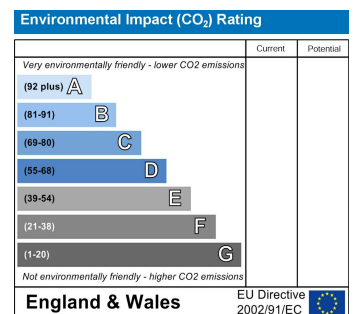
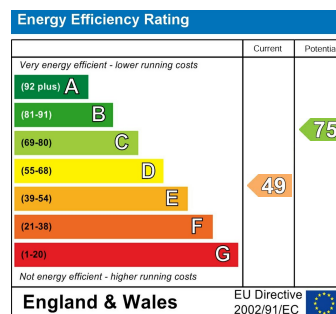
The vendor has advised the following:

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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