

HoldenCopley

PREPARE TO BE MOVED

Antonia Drive, Hucknall, Nottinghamshire NG15 8JB

Guide Price £280,000 - £290,000

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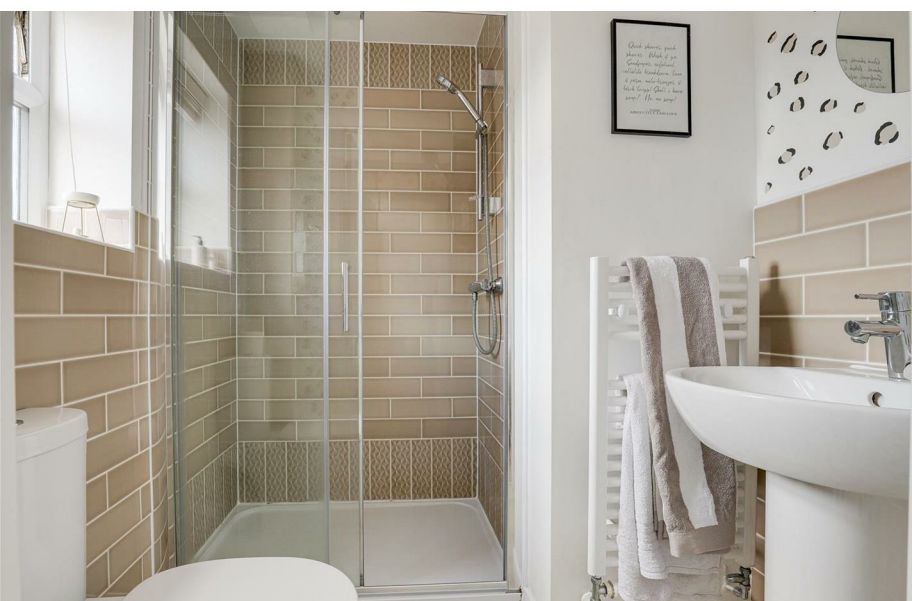
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WELL-PRESENTED THROUGHOUT...

Nestled in a peaceful and family-friendly residential area, this three-bedroom detached house is exceptionally well presented throughout, making it an ideal choice for family buyers. Upon entering, the welcoming entrance hall features a convenient cloak W/C, setting the tone for a thoughtfully designed home. The living room exudes warmth and comfort, perfect for family gatherings. The modern fitted kitchen diner is a culinary delight, equipped with double French doors that open to the side garden, along with a handy utility room. Upstairs, three well-proportioned bedrooms await, each offering ample space and natural light, serviced by a sleek family bathroom. The master bedroom boasts its own en-suite, providing a private sanctuary for relaxation. Outside, the property features a driveway and access to a garage, while the private garden at the side offers a tranquil space to unwind and enjoy outdoor activities. This home truly combines comfort, functionality, and style in a desirable location.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Modern Fitted Kitchen Diner
- Spacious Living Room
- Utility & W/C
- Driveway & Garage
- Private Enclosed Garden
- Popular Location
- Great-Sized Family Home
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall wood-effect flooring, a radiator, carpeted stairs, and a single door providing access into the accommodation.

W/C

4'11" x 2'11" (1.51m x 0.91m)

This space has a low level dual flush W/C, a wall-mounted wash basin, a radiator, tiled splashback, wood-effect flooring, recessed spotlights, and an extractor fan.

Kitchen

10'4" x 17'10" (3.15m x 5.44m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob, extractor fan and stainless steel splashback, space for a fridge freezer, space for a dining table, wood-effect flooring, two radiators, UPVC double-glazed windows to the front and side elevation, and double patio doors opening out to the garden.

Utility

5'7" x 6'2" (1.71m x 1.90m)

The utility room has fitted base units with a worktop, space and plumbing for a washing machine, space for a tumble-dryer, a radiator, an in-built cupboard, wood-effect flooring, and a single composite door providing side access.

Living Room

10'7" x 17'9" (3.23m x 5.42m)

The living room has UPVC double-glazed windows to the front and side elevation, carpeted flooring, a TV point, and two radiators.

FIRST FLOOR

Landing

The landing has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, an in-built double door cupboard, access to the loft, and provides access to the first floor accommodation.

Bedroom One

13'5" x 14'4" (4.11m x 4.37m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and access into the en-suite.

En-Suite

5'10" x 5'8" (1.80m x 1.73m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a walk-in shower enclosure with a mains-fed shower, partially tiled walls, a heated towel rail, wood-effect flooring, partially tiled walls, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

10'11" x 9'8" (3.34m x 2.95m)

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

Bedroom Three

8'10" x 7'4" (2.71m x 2.26m)

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

Bathroom

5'10" x 6'6" (1.79m x 1.99m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower and a bi-folding shower screen, wood-effect flooring, partially tiled walls, a heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is blue slate chippings, external lighting, and gated access to the garden.

Side

To the side of the property is a private enclosed garden with a patio area, a lawn, a range of plants and shrubs, fence panelled boundaries, and gated access.

Garage

9'6" x 16'10" (2.91m x 5.15m)

The garage has power points, lighting, and an up and over door opening out to the driveway.

ADDITIONAL INFORMATION

Broadband – Fibre

Broadband Speed - **Mbps

Phone Signal – 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

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

Septic Tank –

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Non-Standard Construction –

Any Legal Restrictions –

Other Material Issues –

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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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.

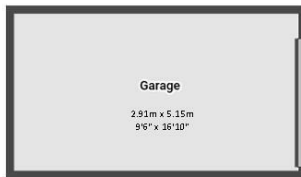
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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