

# HoldenCopley

PREPARE TO BE MOVED

Hayden Lane, Hucknall, Nottinghamshire NG15 8BJ

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Offers Over £280,000

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BEAUTIFULLY PRESENTED THROUGHOUT...

Situated on a corner plot, this stunning two-bedroom detached bungalow offers an ideal blend of modern living and convenience. The property is within easy reach of various local amenities, excellent commuting links, top-rated schools, and the picturesque countryside. Upon entering, you are greeted by a welcoming hallway that leads to a spacious living room. This inviting space features a media wall and large bow windows that flood the room with natural light, creating a warm and comfortable atmosphere. The modern kitchen dining area has been thoughtfully extended to form the heart of the home. Equipped with all modern fixtures and fittings, the kitchen is perfect for your culinary needs. The dining area features bi-folding doors that open out to the rear garden, seamlessly blending indoor and outdoor living. The property includes two double bedrooms, each offering ample space and comfort. Completing the layout is a stylish shower room, designed with contemporary fixtures and finishes. The exterior of the bungalow is just as impressive. The front boasts an enclosed garden with gated access to a driveway that provides off-road parking for multiple cars. The well-maintained garden includes a lawn, and a gravel decorative area with various plants and shrubs, enhancing the property's kerb appeal. The rear garden is thoughtfully designed for low maintenance. It features a spacious patio seating area, perfect for outdoor dining and relaxation. The garden is enhanced by a variety of plants and shrubs and an artificial lawn. A perfect space to sit and enjoy the outdoors.

MUST BE VIEWED!





- Detached Bungalow
- Two Double Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Stylish Shower Room
- Driveway
- Landscaped Gardens
- Beautifully Presented Throughout
- Popular Location
- Must Be Viewed





## ACCOMMODATION

### Entrance Hall

15'5" x 7'5" (max) (4.70m x 2.28m (max))

The entrance hall has carpeted flooring, a radiator, ceiling coving, access to the loft and a single UPVC door providing access into the accommodation.

### Living Room

15'11" x 12'2" (max) (4.86m x 3.71m (max))

The living room has carpeted flooring, a radiator, ceiling coving, a media wall with a feature fireplace and a UPVC double-glazed bow window to the front elevation.

### Kitchen Diner

22'8" x 12'9" (max) (6.92m x 3.91m (max))

The kitchen has a range of fitted base and wall units with worktops, an undermount sink with a swan neck mixer tap, an integrated oven, hob, extractor fan & fridge freezer, ceiling coving, recessed spotlights, a vertical radiator, vinyl wood-effect flooring and a UPVC double-glazed window. The dining area has vinyl wood-effect flooring, a vertical radiator, recessed spotlights, a skylight lantern and bi-folding doors opening out to the rear garden.

### Master Bedroom

12'9" x 12'3" (max) (3.89m x 3.74m (max))

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

### Bedroom Two

12'9" x 10'11" (3.89m x 3.34m)

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

### Shower Room

6'9" x 5'9" (2.07m x 1.77m )

The shower room is a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a radiator, tiled walls, recessed spotlights, an extractor fan, an extractor fan, vinyl tiled-effect flooring and a UPVC double-glazed obscure rear to the rear elevation.

## OUTSIDE

### Front

To the front of the property is an enclosed garden with a gated access to the driveway providing off-road parking for multiple cars, gated access to the rear garden, a lawn, gravel decorative area with a various plants and shrubs and fence panelling boundary's.

### Rear

To the rear is an enclosed low-maintenance garden with a paved patio seating area, an artificial lawn, courtesy lighting, plants and shrubs, decorative stone border and fence panelling boundary.

## 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 - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

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

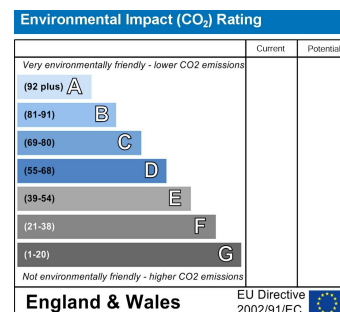
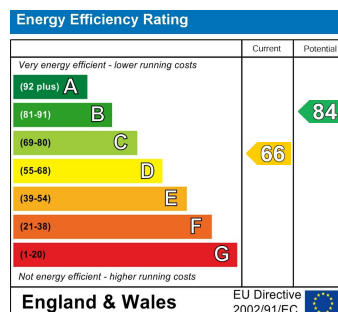
The vendor has advised the following:

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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