

HoldenCopley

PREPARE TO BE MOVED

Tiverton Close, Hucknall, Nottinghamshire NG15 6JT

Guide Price £195,000

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GUIDE PRICE £195,000 - £210,000

Situated in a highly popular area, this semi-detached home offers the perfect setting for a growing family. With its convenient proximity to a range of local amenities, including shops, schools, eateries, and more, this property offers a lifestyle of ease and convenience. Excellent transport links also provide quick and easy access to Nottingham City Centre, making it an ideal spot for commuters and families alike. Upon entering the property, you are greeted by an entrance hall that leads to a spacious and comfortable living room. The living room features a beautiful fireplace, creating a cosy focal point for the space. An open-plan design allows the living room to flow effortlessly into the adjoining dining room. For those who work from home or need an extra room for relaxation, there is a dedicated office space located on the ground floor. This room benefits from double French doors that lead directly out to the rear garden. The fitted kitchen also provides convenient access to the rear garden. Moving to the first floor, the property boasts three bedrooms, all of which come with fitted cupboards for added storage. The upstairs is completed by a modern and spacious four-piece bathroom suite. Externally, to the front, there is a well-maintained lawn and steps leading to the gated side access. The rear garden is enclosed and features a block-paved patio area. Steps lead up to a lawn, with a further decked seating area. The garden also benefits from a shed for storage, courtesy lighting for evening enjoyment, and a fence-panelled boundary for privacy. Additionally, there is gated access leading to the garage and driveway, providing secure off-road parking.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Dining Room
- Office
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'6" x 7'4" (2.00m x 2.25m)

The entrance hall has tiled floor, carpeted stairs, UPVC double glazed windows to the front elevation, a stair lift, coving to the ceiling, and a UPVC door providing access into the accommodation.

Living Room

13'8" x 15'5" (4.17m x 4.71m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a dado rail, coving to the ceiling, a feature fireplace with a decorative surround, a TV point, carpeted flooring, and open access into the dining room.

Dining Room

10'4" x 9'0" (3.15m x 2.75m)

The dining room has carpeted flooring, a radiator, a dado rail, coving to the ceiling, and French doors opening into the office.

Office

12'9" x 8'1" (3.91m x 2.47m)

The office has wood-effect flooring, a radiator, coving to the ceiling, UPVC double glazed window to the rear elevation, and double French doors opening to the rear garden.

Kitchen

8'10" x 9'10" (2.71m x 3.00m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space for a freestanding cooker, space for an under-counter fridge, space and plumbing for a washing machine, a wall-mounted boiler, an in-built cupboard, coving to the ceiling, tiled splashback, Herringbone style flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

8'1" x 9'10" (2.47m x 3.00m)

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, coving to the ceiling, access into the loft, and access to the first floor accommodation.

Master Bedroom

9'11" x 11'3" (3.04m x 3.44m)

The main bedroom has a UPVC double glazed window to the front elevation, an in-built cupboard with double doors, a radiator, a dado rail, coving to the ceiling, and carpeted flooring.

Bedroom Two

9'8" x 10'3" (2.96m x 3.13m)

The second bedroom has a UPVC double glazed window to the rear elevation, an in-built cupboard with triple doors, a radiator, a dado rail, coving to the ceiling, and carpeted flooring.

Bedroom Three

8'0" x 8'1" (2.45m x 2.48m)

The third bedroom has a UPVC double glazed window to the front elevation, an in-built cupboard with double doors, a radiator, a dado rail, coving to the ceiling, and carpeted flooring.

Bathroom

8'3" x 5'5" (2.53m x 1.66m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with a wall-mounted electric shower fixture, a radiator, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a lawn, and steps to the gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a block paved patio area, steps up to the lawn, a decked seating area, a shed, courtesy lighting, a fence panelled boundary, and gated access to the garage and driveway.

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 – Some coverage of 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

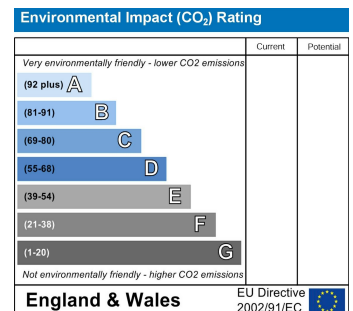
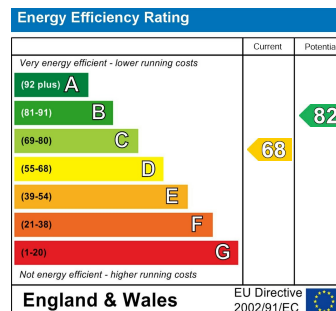
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

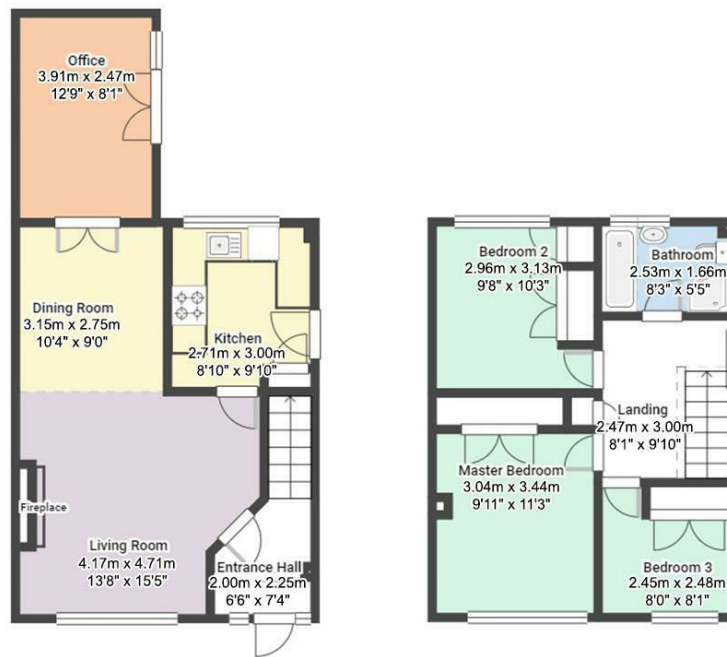
Other Material Issues – No

DISCLAIMER



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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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