

HoldenCopley

PREPARE TO BE MOVED

Crown Street, Hucknall, Nottinghamshire NG15 7SW

Guide Price £325,000 - £370,000

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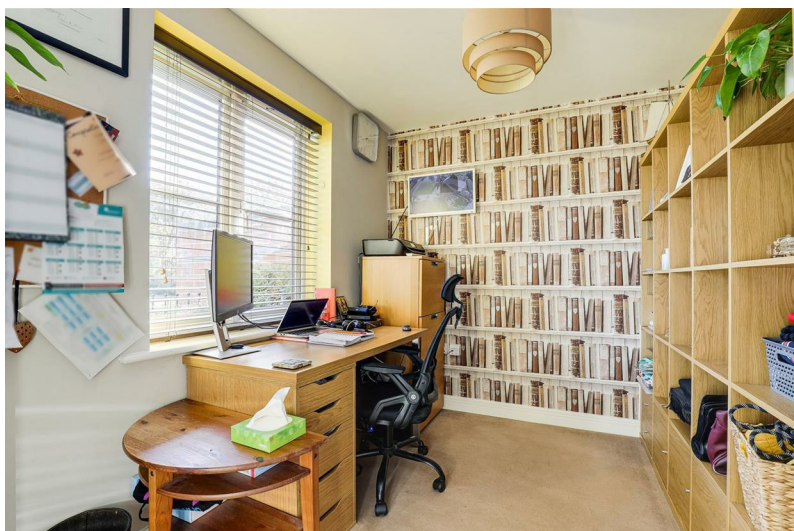


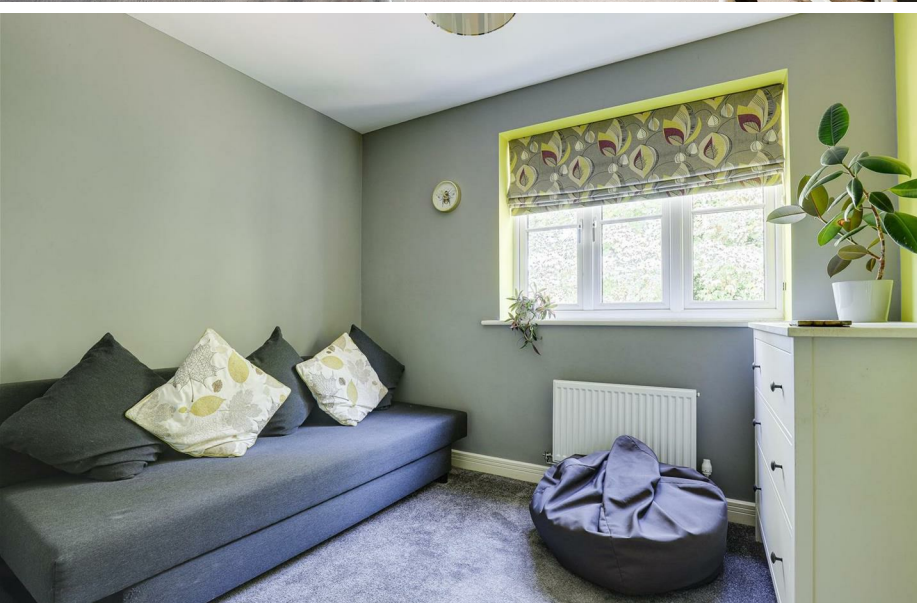
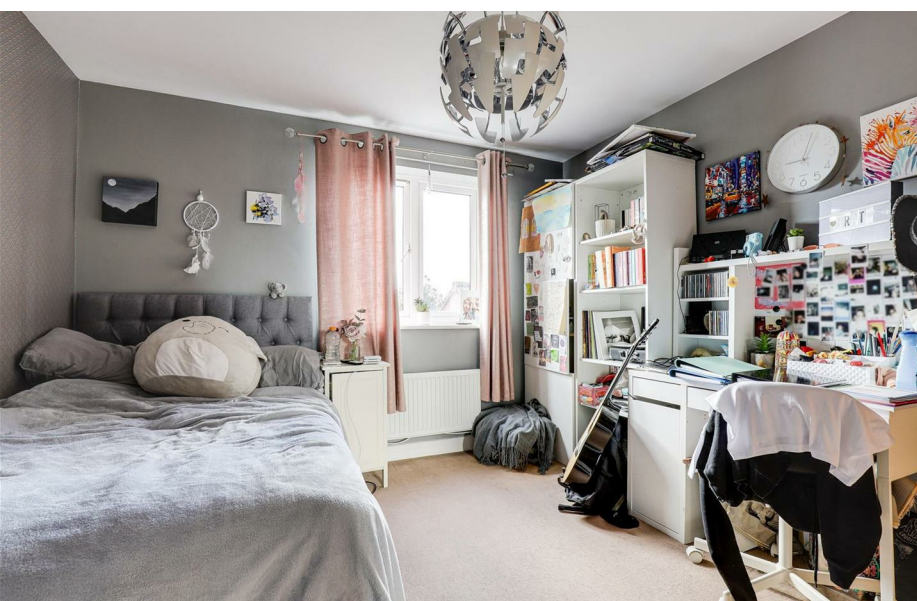
GUIDE PRICE £325,000 - £350,000

THE PERFECT FAMILY HOME...

This beautifully presented four-bedroom detached house offers spacious, modern living and is perfect for a family buyer looking to move straight in. Situated in a prime location within close proximity to Bestwood Country Park, shops, excellent transport links, and great school catchments, this property combines convenience with comfort. The ground floor opens into an entrance hall, leading to a spacious, light-filled living room, perfect for family relaxation. There is a versatile office, ideal for home working or study, as well as a convenient W/C. The heart of the home is the modern fitted kitchen diner featuring integrated appliances, along with a utility room providing extra storage and laundry space. Upstairs, the first floor features four double bedrooms, ensuring plenty of space for a growing family. The master bedroom benefits from its own en-suite, while the remaining bedrooms share a three-piece bathroom suite. Additional storage is available via access to the loft. Externally, the property boasts excellent outdoor amenities, with two driveways offering ample off-road parking, along with a garage for extra convenience. The private enclosed rear garden is perfect for family gatherings or relaxing, featuring a well-maintained lawn, a patio area, and a pergola. This home is a perfect blend of modern living, practicality, and outdoor space, making it ideal for family life.

MUST BE VIEWED





- Detached House
- Four Double Bedrooms
- Spacious Living Room
- Versatile Office
- Modern Fitted Kitchen Diner
- Utility Room
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Private Enclosed Rear Garden
- Two Driveways And A Garage





GROUND FLOOR

Entrance Hall

6'8" x 12'10" (2.05m x 3.93m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, an under the stairs cupboard, UPVC double-glazed windows to the front elevation and a single composite door providing access into the accommodation.

Living Room

13'5" x 23'1" (4.11m x 7.04m)

The living room has a UPVC double-glazed bay window to the side and elevation and two UPVC double-glazed windows to the side and front elevation, carpeted flooring and a radiator.

Kitchen Diner

9'8" x 17'3" (2.97m x 5.27m)

The kitchen diner has a range of fitted base and wall units with worktops, an integrated double oven, dishwasher and fridge-freezer, a stainless steel sink and a half with a drainer and a swan neck mixer tap, a gas hob with an extractor hood, wood-effect flooring, a radiator, space for a dining table set, partially tiled walls and a UPVC double-glazed window to the side elevation.

Utility Room

5'10" x 5'1" (1.78m x 1.56m)

The utility room has fitted base and wall units with worktops, space and plumbing for a washing machine and tumble dryer, a stainless steel sink with a drainer, wood-effect flooring, partially tiled walls and a single composite door providing access out to the garden.

W/C

5'1" x 4'0" (1.56m x 1.23m)

This space has a low level flush W/C, a pedestal wash basin, wood-effect flooring and a radiator.

Office

7'5" x 10'3" (2.27m x 3.13m)

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

FIRST FLOOR

Landing

6'1" x 10'6" (1.86m x 3.21m)

The landing has carpeted flooring, a radiator, a built-in cupboard, access to the loft and provides access to the first floor accommodation.

Master Bedroom

9'10", 14'0" x 11'5" (3.43m x 3.48m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, built-in wardrobes, a built-in cupboard and access into the en-suite.

En-Suite

7'5" x 4'7" (2.27m x 1.41m)

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

Bedroom Two

12'1" x 13'9" (3.69m x 4.21m)

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

Bedroom Three

12'0" x 10'8" (3.66m x 3.26m)

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

Bedroom Four

9'9" x 9'6" (2.99m x 2.92m)

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

Bathroom

6'6" x 6'3" (1.99m x 1.91m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower, a glass shower screen, vinyl flooring, a chrome heated towel rail, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

To the outside of the property is a garage, two driveways and a private enclosed rear garden with a fence panelled boundary, a lawn, a patio with a pergola, exterior lights, an outdoor tap and a single wooden lockable gate.

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 - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band D

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.

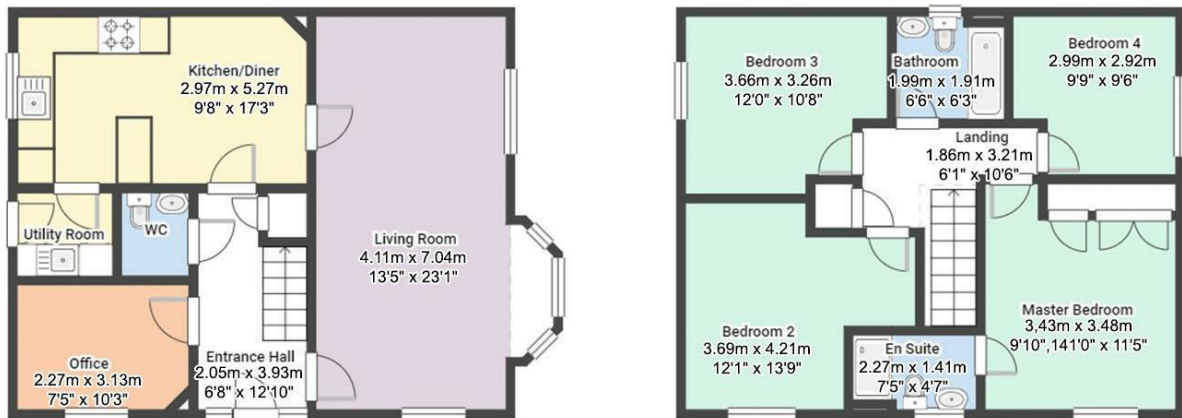
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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