

HoldenCopley

PREPARE TO BE MOVED

Vaughan Avenue, Hucknall, Nottinghamshire NG15 8BT

Guide Price £350,000 - £370,000

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DETACHED FAMILY HOME...

This beautifully presented four-bedroom detached house offers spacious accommodation, making it an ideal family home for those looking to move straight in. Conveniently located near a range of local amenities, including shops, excellent transport links, and great school catchments. The ground floor features an entrance hall leading to a lounge complete with a log burner. The modern fitted kitchen diner is a standout space, boasting sleek cabinetry, a pantry for extra storage, a stunning roof lantern that floods the area with natural light, and bi-folding doors that open out to the garden, creating a seamless indoor-outdoor flow. A utility room adds further convenience. On the first floor, there are three bedrooms, along with a three-piece bathroom suite. The second floor offers a spacious master bedroom, complete with its own en-suite, providing a private retreat. Externally, the front of the property features a large block-paved driveway with ample parking space. To the rear, the private garden includes an artificial lawn for easy maintenance, along with a workshop that provides additional storage or potential workspace. This home's blend of modern design, spacious layout, and family-friendly features makes it a perfect choice for buyers looking to settle in a convenient and comfortable location.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Lounge
- Fitted Kitchen Diner With A Pantry
- Utility Room
- Three Piece Bathroom Suite & En-Suite
- Private Rear Garden With A Workshop
- Large Driveway
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'6" x 6'2" (3.82m x 1.89)

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

Lounge

16'5" x 12'4" (max) (5.02m x 3.76m (max))

The lounge has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a log burner with a traditional surround and a tiled hearth, coving and recessed spotlights.

Kitchen Diner

24'2" x 18'9" (max) (7.37m x 5.74 (max))

The kitchen diner has a range of fitted shaker style base and wall units with worktops, an integrated double oven, a gas hob with an extractor hood, a sink with a drainer and a swan neck mixer tap, space for an American style fridge-freezer, wood-effect flooring, a wall-mounted electric fireplace, recessed spotlights, a roof lantern and bi-folding doors providing access out to the garden.

Pantry

5'6" x 5'0" (max) (1.68m x 1.53m (max))

The pantry has a wall-mounted combi boiler and a square skylight.

Utility Room

6'3" x 2'7" (1.91m x 0.79m)

The utility room has space and plumbing for a washing machine.

FIRST FLOOR

Landing

11'0" x 8'8" (max) (3.37m x 2.66m (max))

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

Bedroom Two

13'1" x 10'10" (4.01m x 3.32m)

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

Bedroom Three

9'10" x 8'9" (3.02m x 2.68m)

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

Bedroom Four

7'10" x 6'11" (2.40m x 2.13m)

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

Bathroom

8'8" x 6'0" (max) (2.66m x 1.85m (max))

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted bath with an electric shower and a further hand-held shower, a glass shower screen, tiled-effect flooring, a radiator, partially tiled walls, coving and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Landing

7'10" x 4'5" (max) (2.39m x 1.37m (max))

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation and provides access to the second floor accommodation.

Master Bedroom

21'1" x 13'1" (max) (6.43m x 3.99m (max))

The main bedroom has a UPVC velux windows, UPVC French double doors to the Juliet balcony, carpeted flooring, eaves storage, a wall-mounted electric heater, recessed spotlights and access into the en-suite.

En-Suite

11'6" x 4'6" (3.53m x 1.39m)

The en-suite has a low level flush W/C, a wash basin with fitted storage, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tile-effect flooring, partially tiled walls, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Workshop

26'3" x 8'9" (8.01m x 2.67m)

The workshop has lighting, power points, UPVC double-glazed windows and three single doors.

Front

To the front of the property is a large block paved driveway with gated access to the side.

Rear

To the rear is a private garden with an artificial lawn, raised planters and a workshop.

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 - Superfast - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Medium risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

The vendor has informed us that the loft has been converted and has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

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.

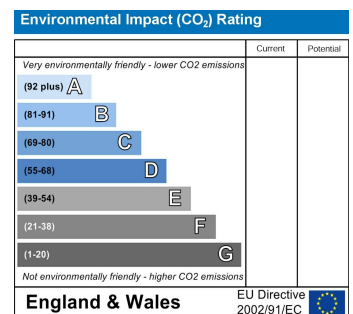
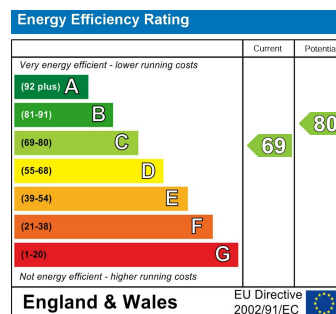
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





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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