Holden Copley PREPARE TO BE MOVED

Papplewick Lane, Hucknall, Nottinghamshire NGI5 8BG

Guide Price £375,000 - £395,000

Papplewick Lane, Hucknall, Nottinghamshire NGI5 8BG





GUIDE PRICE £375,000 - £395,000

BEAUTIFULLY PRESENTED THROUGHOUT...

This beautifully presented three-bedroom semi-detached dormer bungalow offers deceptively spacious accommodation, making it an ideal home for those looking to move straight in. Situated in a convenient location, the property is within close proximity to various local amenities, including shops, excellent transport links, and sought-after school catchments, providing both comfort and accessibility for modern living. On the ground floor, you'll find a bright and expansive living room, perfect for relaxing and entertaining. The modern fitted kitchen diner is a true highlight, featuring sleek cabinetry, quality appliances, and ample space. Also on this level is a stylish shower room and a bedroom, offering flexible use as a guest room or home office. Upstairs, the first floor reveals two further bedrooms, along with a three-piece bathroom suite, designed with contemporary fittings for added comfort. Externally, the property boasts a large block-paved wrap-around driveway, offering ample off-street parking, and a detached double garage for additional storage. To the rear, a private south-facing garden awaits, complete with a patio area for outdoor dining and and a low-maintenance artificial lawn, perfect for enjoying sunny days without the upkeep. This home blends space, style, and convenience, making it a fantastic choice for any buyer.

MUST BE VIEWED













- Semi Detached Dorma
 Bungalow
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Ground Floor Shower Room
- Three Piece Bathroom Suite
- Large Wrap Around Driveway
- Detached Double Garage
- Private South Facing Rear
 Garden
- Must Be Viewed







GROUND FLOOR

Entrance Hall

 $17^{*}II'' \times 17^{*}2'' \text{ (max) } (5.48m \times 5.24m \text{ (max))}$

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

Living Room

 19^{4} " × 13^{6} " (max) (5.9lm × 4.13m (max))

The living room has a UPVC double-glazed bow window to the front elevation, a UPVC double-glazed window to the side elevation, wood-effect flooring, two radiators and coving.

Kitchen/Diner

 19^{10} " × 13^{2} " (max) (6.06m × 4.02m (max))

The kitchen diner has a range of shaker style fitted base and wall units with worktops, a kitchen island breakfast bar, space for a freestanding range cooker, an extractor hood, space for an American style fridge-freezer, a sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, tiled flooring, fitted cupboards, recessed spotlights, a UPVC double-glazed window to the side elevation, a single UPVC door and UPVC sliding patio doors providing access out to the garden.

Bedroom Three

 15^{5} " × 11^{3} " (max) (4.7lm × 3.44m (max))

The third bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, two radiators and fitted wardrobes.

Shower Room

 $7^*8" \times 5^*9" \text{ (max) } (2.34m \times 1.77m \text{ (max))}$

The shower room has a low level concealed 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, wood-effect flooring, a chrome heated towel rail, partially tiled walls and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

 $8^{*}II" \times 7^{*}II" \text{ (max) } (2.73\text{m} \times 2.43\text{m} \text{ (max)})$

The landing has carpeted flooring and provides access to the first floor accommodation.

Master Bedroom

 $16^{\circ}7'' \times 10^{\circ}6'' (5.08m \times 3.21m)$

The main bedroom has UPVC double-glazed windows to the front and rear elevations, carpeted flooring, two radiators, access to the boarded loft and eaves storage

Bedroom Two

 $8^*II'' \times 5^*7'' (2.74m \times I.72m)$

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

Bathroom

 6^{8} " × 5^{10} " (2.04m × 1.79m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted bath, tiled flooring, a chrome heated towel rail, partially tiled walls, a built-in cupboard, recessed spotlights and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Outside there is a large block paved wrap around driveway, a detached double garage and to the rear a private south facing garden with a fence panelled boundary and a decorative stone border, a patio, an artificial lawn, exterior lighting, an outdoor tap and a single wooden gate.

Garage

 17^{6} " × 17^{0} " (max) (5.34m × 5.20m (max))

The garage has lighting, a UPVC double-glazed window, access to the storage room and an up and over garage door.

Storage In Garage

 7^{5} " × 6^{6} " (2.28m × 2.00m)

This space has lighting and a UPVC double-glazed window.

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)

220 Mbps (Highest available upload speed)

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

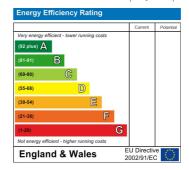
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

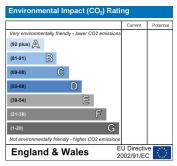
The vendor has advised the following: Property Tenure is Freehold

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.





Papplewick Lane, Hucknall, Nottinghamshire NGI5 8BG





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.

© HoldenCopley

01156 972 972

33A High Street, Hucknall, Nottingham, NGI5 7HJ hucknalloffice@holdencopley.co.uk www.holdencopley.co.uk

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.