

# HoldenCopley

PREPARE TO BE MOVED

Papplewick Lane, Hucknall, Nottinghamshire NG15 8BG

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**Guide Price £375,000 - £395,000**



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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 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

17'11" x 17'2" (max) (5.48m x 5.24m (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" x 13'6" (max) (5.91m x 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" x 13'2" (max) (6.06m x 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" x 11'3" (max) (4.71m x 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" x 5'9" (max) (2.34m x 1.77m (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

8'11" x 7'11" (max) (2.73m x 2.43m (max))

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

### Master Bedroom

16'7" x 10'6" (5.08m x 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

8'11" x 5'7" (2.74m x 1.72m )

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

### Bathroom

6'8" x 5'10" (2.04m x 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" x 17'0" (max) (5.34m x 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" x 6'6" (2.28m x 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

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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**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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