

HoldenCopley

PREPARE TO BE MOVED

Wighay Road, Hucknall, Nottinghamshire NG15 8AR

Guide Price £190,000 - £200,000

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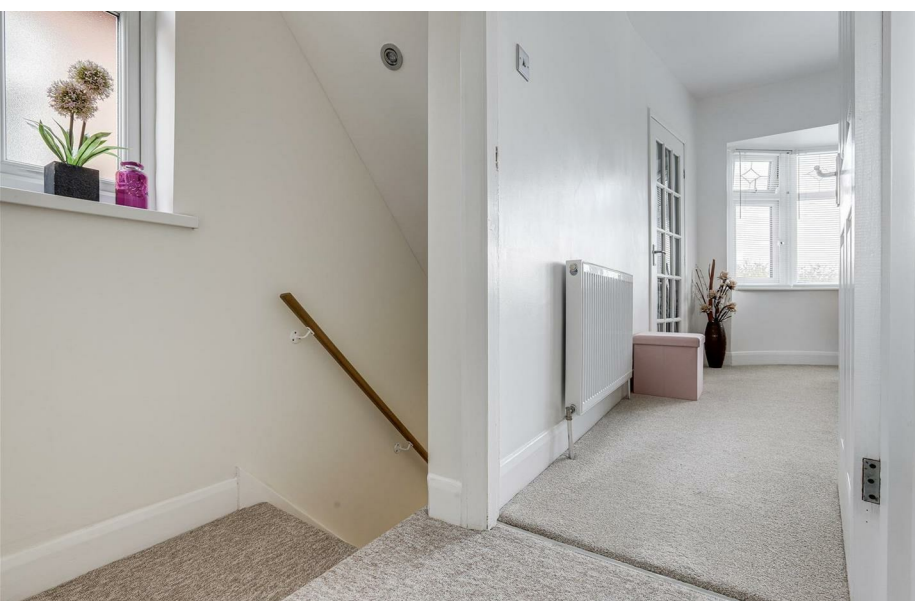
GUIDE PRICE £190,000 - £200,000

SEMI DETACHED HOUSE...

This well-presented traditional-style semi-detached house is an ideal home for first-time buyers, offering both comfort and convenience. Situated in a highly regarded and sought-after location, it is just a short distance from beautiful open countryside, perfect for those who enjoy nature. The property also benefits from excellent transport links. Upon entering the home, you are greeted by a welcoming entrance hall, leading to a spacious living room that is filled with natural light thanks to a large bay window at the front of the property. The heart of the home is the modern, well-equipped kitchen diner located at the rear, featuring ample space for dining. Double French doors open out from the kitchen to the rear garden, providing seamless indoor-outdoor living. There is also access to a useful pantry, offering extra storage space. Moving to the first floor, the property comprises two generously sized bedrooms. The master bedroom is particularly appealing, with its large bay window that floods the room with light. The second bedroom is also well-proportioned and offers a comfortable space. The first floor is completed by a stylish three-piece bathroom suite. Externally, the property has a driveway at the front, providing convenient off-road parking. To the rear, there is a south-facing enclosed garden, offering plenty of outdoor space. The garden features a patio area, a gravelled section, a lawn, and planted borders, all surrounded by a panelled fence for privacy. There is also gated access to the rear. A standout feature of the garden is the versatile garden room. , this space is equipped with lighting, electricity, wood-effect flooring, and two windows that overlook the garden. The double doors opening out to the garden make it a flexible space that could be used as a home office, gym, or hobby room, depending on your needs.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed South Facing Rear Garden
- Versatile garden room
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'11" x 3'9" (max) (1.55m x 1.15m (max))

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

Living Room

15'3" x 11'4" (max) (4.65m x 3.47m (max))

The living room has a UPVC double glazed bay window to the front elevation, a radiator, a TV point, a recessed chimney breast alcove with a feature fireplace, coving to the ceiling, and wood-effect flooring.

Kitchen/Diner

14'6" x 10'4" (max) (4.44m x 3.15m (max))

The kitchen diner has a range of fitted wall and base units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, a double oven and extractor fan, an integrated dishwasher, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, tiled splashback, wood-effect flooring, a UPVC double glazed window to the rear elevation, double French doors opening out to the rear garden, and access into the pantry.

Pantry

6'5" x 2'9" (1.97m x 0.86m)

The pantry has a UPVC double glazed obscure window to the side elevation, and storage space.

FIRST FLOOR

Landing

9'5" x 5'11" (max) (2.89m x 1.82m (max))

The landing has a UPVC double glazed obscure window to the side elevation, a radiator, carpeted flooring, access into the boarded loft with lighting, and access to the first floor accommodation.

Bedroom One

13'3" x 11'4" (max) (4.06m x 3.46m (max))

The first bedroom has a UPVC double glazed bay window to the front elevation, a radiator, a feature fireplace, an in-built cupboard, and carpeted flooring.

Bedroom Two

12'7" x 8'4" (max) (3.86m x 2.55m (max))

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

Bathroom

9'3" x 6'0" (2.83m x 1.83m)

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 with central mixer taps and a wall-mounted electric shower fixture and shower screen, a chrome heated towel rail, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a driveway, and access to the rear garden.

Rear

To the rear of the property is a south facing enclosed garden with a patio area, a gravelled area, a lawn, planted borders, a fence panelled boundary, gates access, and access to a versatile garden room.

Garden Room

15'0" x 8'2" (4.59m x 2.49m)

This garden room has lighting, electricity, two windows overlooking the garden, wood-effect flooring, and double doors opening out to the rear garden.

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 – Yes House currently having chimney rebuilt with neighbour. Previous issues with chimney has caused some damp issues around chimney breast walls but not spread

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band A

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.

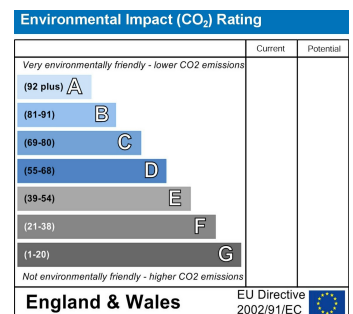
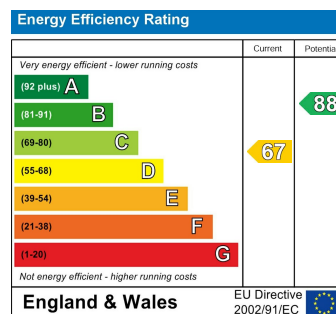
The vendor has advised the following:

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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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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