

HoldenCopley

PREPARE TO BE MOVED

The Common, Hucknall, Nottinghamshire NG15 6PB

Guide Price £375,000 - £400,000

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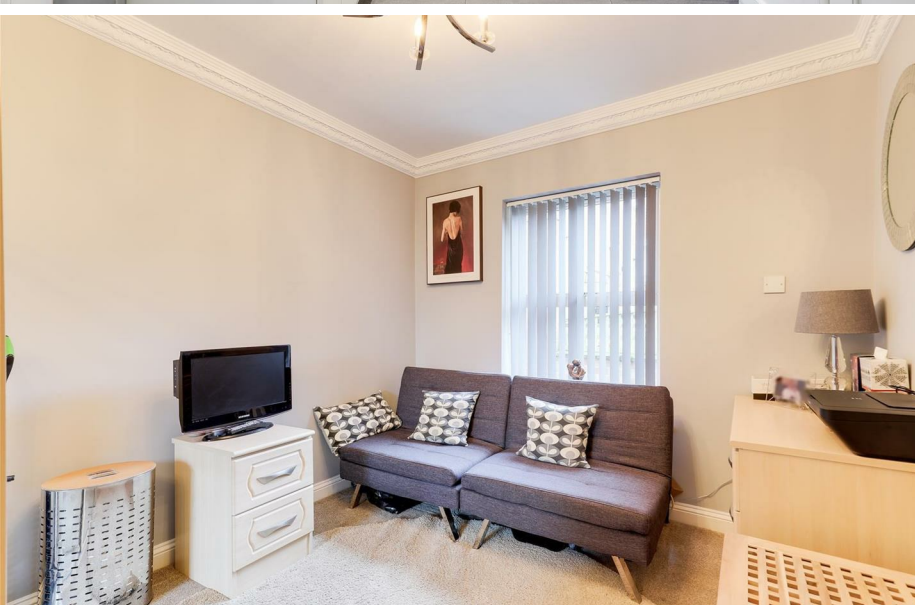
GUIDE PRICE £375,000 - £400,000

BEAUTIFUL DETACHED BUNGALOW...

This stunning two-bedroom detached bungalow offers spacious and beautifully presented accommodation, perfect for those looking to move straight in. Located in a highly sought-after area, the property is close to an array of local amenities, including shops, excellent transport links, and within great school catchment areas. The accommodation features a porch leading into a bright hallway, a comfortable living room, and a modern fitted kitchen diner, ideal for entertaining. Additionally, there is a handy utility room, a lovely conservatory providing extra living space, two well-proportioned bedrooms—one with an en-suite—and a stylish three-piece bathroom suite. For added convenience, the integral garage can be accessed directly from the utility room. Outside, the property benefits from a large block-paved driveway at the front, offering ample parking. To the rear is a private, south-facing garden with a patio area, low-maintenance artificial lawn, and a shed, backing onto peaceful woodlands with open fields opposite. This exceptional property combines generous living space, modern comfort, and a tranquil setting, making it an ideal choice for those seeking a relaxing yet convenient lifestyle.

MUST BE VIEWED





- Detached Bungalow
- Two Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Utility Room
- Three Piece Bathroom Suite & En-Suite
- Integral Garage & Large Driveway
- Private South Facing Rear Garden
- Popular Location
- Must Be Viewed





ACCOMMODATION

Porch

4'0" x 3'10" (1.24 x 1.17)

The porch has wood-effect flooring and a single UPVC door providing access into the accommodation.

Hallway

17'6" x 8'2" (5.34 x 2.49)

The hallway has wood-effect flooring with underfloor heating, recessed spotlights and coving.

Living Room

15'2" x 12'11" (4.63 x 3.95)

The living room has two UPVC double-glazed windows to the front elevation, carpeted flooring with underfloor heating, a feature fireplace with a decorative surround, coving and a ceiling rose.

Master Bedroom

14'11" x 13'0" (4.57 x 3.97)

The main bedroom has two UPVC double-glazed windows to the rear elevation, carpeted flooring with underfloor heating, fitted wardrobes with bedside tables, over the head cupboards and a matching dressing table with drawers, coving, a ceiling rose and access into the en-suite.

En-Suite

5'7" x 4'11" (1.72 x 1.50)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, tiled flooring, a radiator, an electric shaving point, coving, recessed spotlights and an extractor fan.

Bedroom Two

10'8" x 9'1" (3.26 x 2.78)

The second bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring with underfloor heating, fitted mirrored sliding door wardrobes and coving.

Bathroom

8'11" x 8'0" (2.72 x 2.46)

The bathroom has a low level flush W/C, a pedestal wash basin, a corner fitted panelled bath with a hand-held shower and seat, tiled flooring, a radiator, panelled walls, an electric shaving point, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Kitchen

24'11" x 12'11" (7.62 x 3.94)

The kitchen has a range of fitted shaker style base and wall units with Granite worktops, an integrated double oven and dishwasher, a gas hob with an extractor fan, an inset sink with draining grooves and a swan neck mixer tap, tiled flooring with underfloor heating, partially tiled walls, recessed spotlights, a UPVC double-glazed window to the front elevation and sliding patio doors providing access into the conservatory.

Conservatory

16'1" x 5'4" (4.92 x 1.65)

The conservatory has wood-effect flooring, wall-mounted light fixtures, a polycarbonate roof, UPVC double-glazed windows to the side and rear elevations and a single UPVC door providing access out to the garden.

Utility Room

9'6" x 8'1" (2.92 x 2.47)

The utility room has a range of fitted shaker style base and wall units with worktops, an integrated fridge and washing machine, a sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, tiled flooring with underfloor heating, partially tiled walls, recessed spotlights, access into the garage, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access into the conservatory.

Garage

21'7" x 9'3" (6.59 x 2.82)

The garage has a wall-mounted boiler, a radiator, lighting and an electric up and over garage door.

OUTSIDE

Front

To the front of the property is a garden with an artificial lawn, a hedge, mature shrubs, a block paved driveway and double iron gates providing access.

Rear

To the rear of the property is a private south facing garden with a fence panelled boundary, courtesy lighting, a patio, a lawn, various plants, mature shrubs and a shed.

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 Broadband available with the highest download speed at 1000 Mbps & Highest upload speed at 220 Mbps

Phone Signal – 4G, 5G & 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

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.

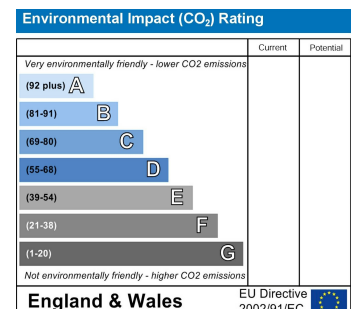
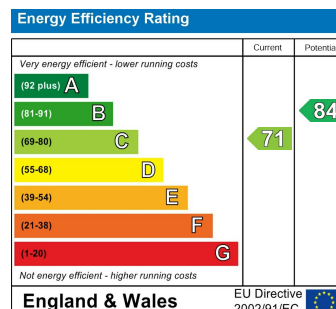
The vendor has advised the following:

Property Tenure is Freehold

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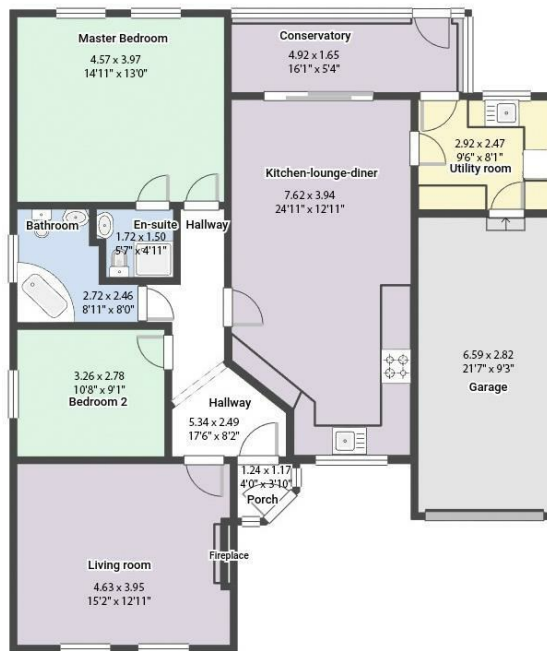
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport 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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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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