

HoldenCopley

PREPARE TO BE MOVED

Farleys Lane, Hucknall, Nottinghamshire NG15 6DT

£370,000

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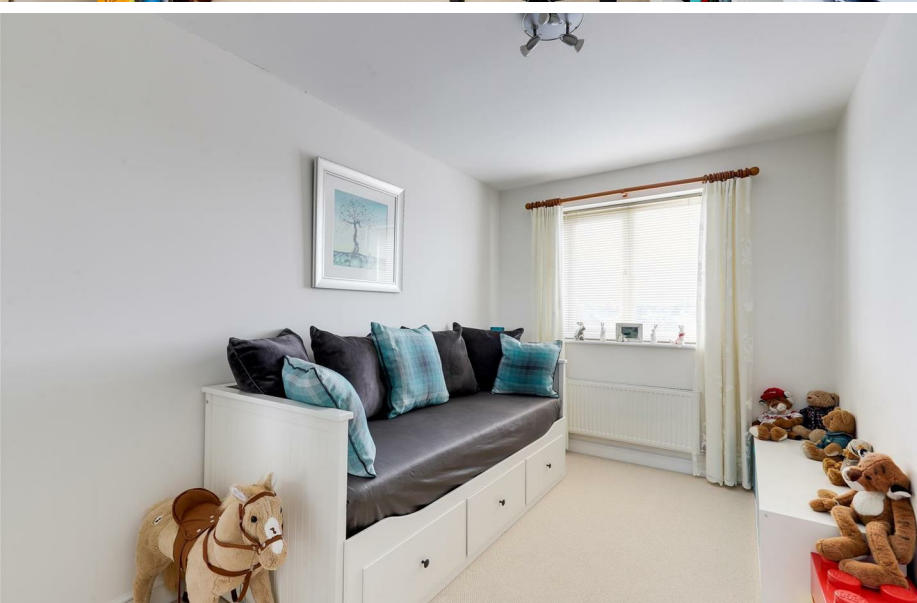
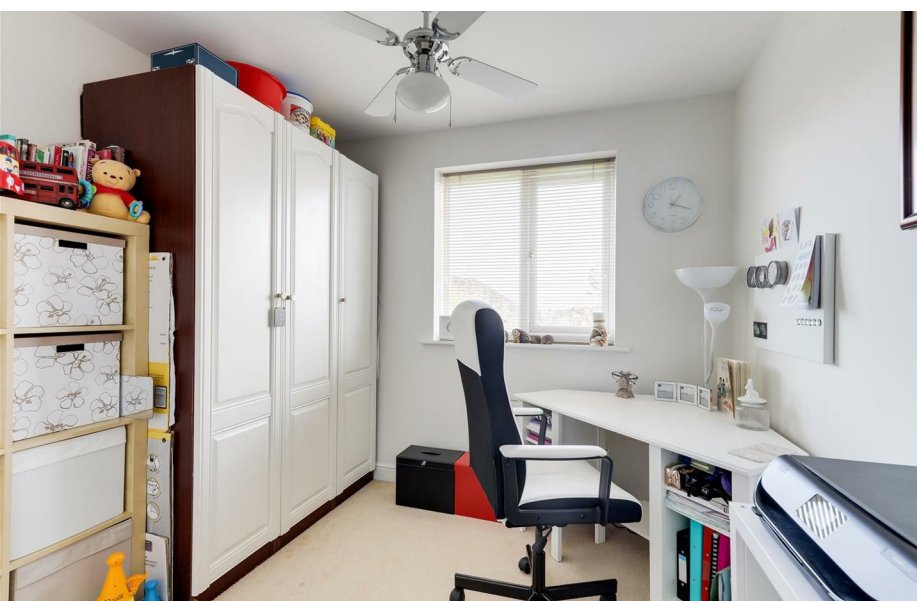


DETACHED FAMILY HOME...

This well presented four-bedroom detached house offers spacious accommodation throughout, making it the perfect home for a family buyer looking to move straight in. Located with easy access to a range of local amenities, the property is just a short distance from Bestwood Country Park, shops, excellent transport links, and great school catchments. Upon entering the home, you are greeted by an entrance hall that leads to the spacious living areas. The ground floor comprises a living room, a separate dining room ideal for family meals or entertaining, a fitted kitchen, a convenient W/C, and an integral garage offering additional storage or parking space. Upstairs, the property boasts four bedrooms, with the master featuring an en-suite shower room for added privacy and comfort. A three-piece family bathroom serves the remaining bedrooms, and access to a fully boarded loft provides ample additional storage. Externally, the home is equally impressive, featuring a block-paved driveway at the front with ample parking space, and a private rear garden complete with a patio area for outdoor dining and a well-maintained lawn, perfect for children to play or for hosting summer gatherings. This property offers a fantastic opportunity to secure a well-cared-for family home in a prime location.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Integral Garage & Driveway
- Private Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

15'6" x 6'7" (4.73 x 2.02)

The hallway has carpeted flooring and stairs, a radiator and a single UPVC door providing access into the accommodation.

Garage

16'8" x 7'8" (5.10 x 2.36)

The garage has lighting and an up and over garage door.

W/C

6'9" x 2'7" (2.07 x 0.80)

This space has a low level flush W/C, a pedestal wash basin, wood-effect flooring, a radiator and an extractor fan.

Living Room

16'1" x 6'7" (4.92 x 2.02)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, two radiators, a feature fireplace, coving and double French doors providing access into the dining room.

Dining Room

10'7" x 9'9" (3.25 x 2.98)

The dining room has carpeted flooring, a radiator, coving and UPVC double French doors providing access out to the garden.

Kitchen

15'10" x 9'10" (4.83 x 3.01)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven and dishwasher, a gas hob with an extractor hood, a stainless steel sink and half with a drainer, space for a fridge-freezer, space and plumbing for a washing machine, space for a dining table set, tile-effect flooring, partially tiled walls, recessed spotlights, a UPVC double-glazed window to the rear elevation and a UPVC single door providing access out to the garden.

FIRST FLOOR

Landing

11'4" x 4'0" (3.47 x 1.24)

The landing has carpeted flooring, a radiator, a built-in cupboard, coving, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

14'7" x 14'6" (4.47 x 4.43)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted wardrobes and access into the en-suite.

En-Suite

6'7" x 6'6" (2.01 x 2.00)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, carpeted flooring, a radiator, partially tiled walls, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

13'3" x 9'10" (4.06 x 3.00)

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

Bedroom Three

13'5" x 7'10" (4.09 x 2.40)

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

Bedroom Four

10'1" x 9'0" (3.08 x 2.75)

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

Bathroom

7'8" x 6'6" (2.36 x 2.00)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower, a glass shower screen, carpeted flooring, a radiator, partially tiled walls, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a garden with a lawn, a block paved driveway and a single wooden gate providing access to the rear of the property.

Rear

To the rear of the property is a private garden with a fence panelled boundary, a patio and a lawn.

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)

100 Mbps (Highest available upload speed)

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

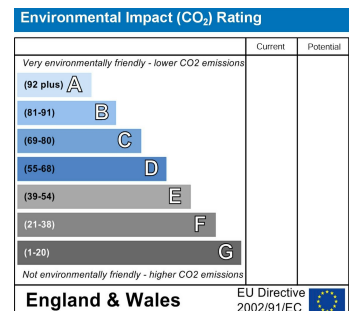
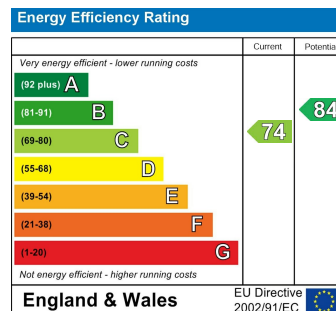
The vendor has advised the following:

Property Tenure is Freehold

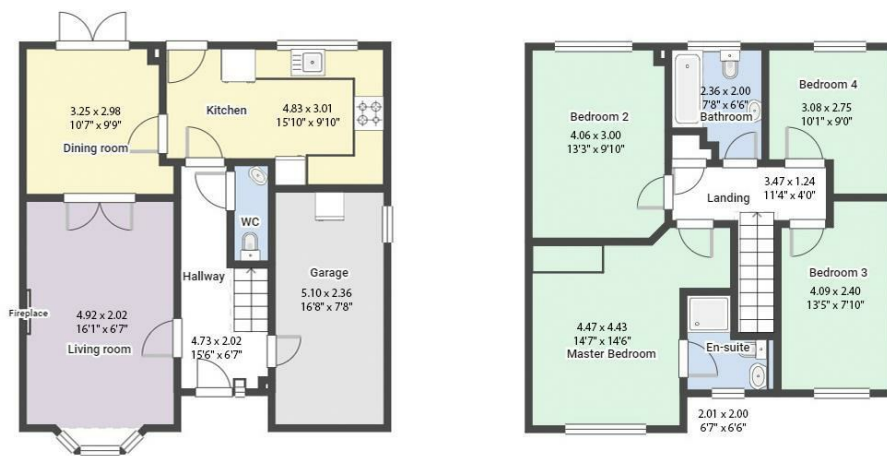
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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