

HoldenCopley

PREPARE TO BE MOVED

Griffiths Way, Hucknall, Nottinghamshire NG15 7UU

Offers In The Region Of £265,000

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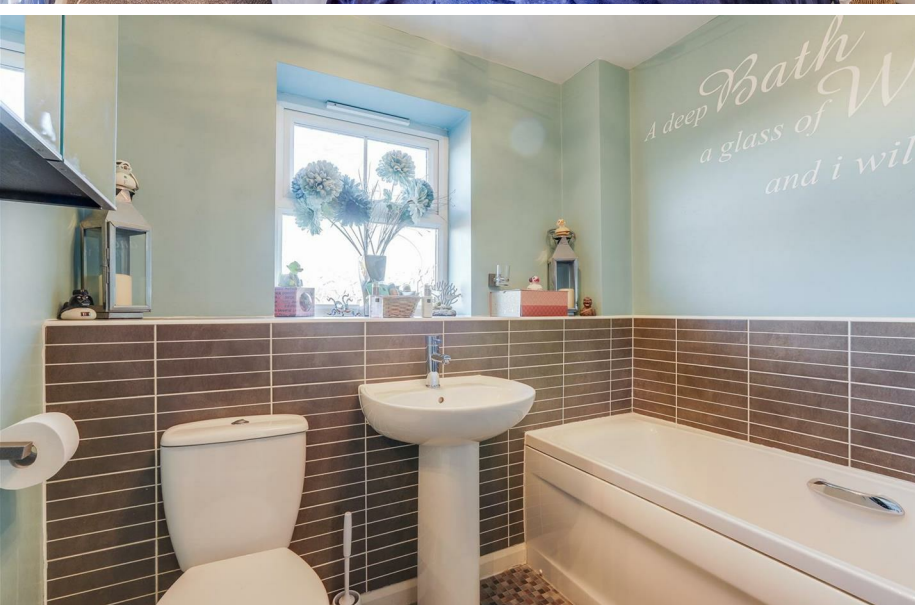


BEAUTIFULLY PRESENTED THROUGHOUT...

This stunning four-bedroom mid-terrace town house offers deceptively spacious accommodation spread across three thoughtfully designed floors, making it ideal for modern family living. Beautifully presented throughout, this property is perfect for anyone seeking to move straight in without the hassle of renovations. Located in a popular area, it is within close proximity to a range of local amenities, including shops, excellent transport links, and great school catchments. The ground floor comprises an entrance hall, a bedroom with an en-suite, a further bedroom currently being used as a home office, and a practical utility room. On the first floor, you'll find a spacious reception room featuring a Juliet balcony, as well as a contemporary kitchen with integrated appliances. The second floor houses the master bedroom with an en-suite, a further bedroom, and a three-piece bathroom suite. Outside, the private, low-maintenance garden boasts a decked area with spotlights, a block-paved patio with decorative stones, and a wooden gate offering access to the parking space and garage. This home blends modern comforts with a well-connected location, making it an outstanding choice for buyers seeking both style and practicality.

MUST BE VIEWED





- Mid-Terrace Town House
- Four Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen & Utility Room
- Three Piece Bathroom Suite & Two En-Suites
- Private Low Maintenance Rear Garden
- Off-Road Parking & Garage
- Popular Location
- Beautifully Presented Throughout
- Must Be Viewed





GROUND FLOOR

Entrance Hall

20'2" x 7'1" (max) (6.17m x 2.18m (max))
The entrance hall has an entrance mat, wood-effect flooring, carpeted stairs, an under the stairs cupboard, a built-in cupboard, a radiator, recessed spotlights and a single composite door providing access into the accommodation.

Bedroom Two

10'0" x 9'7" (3.05m x 2.93m)
The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in floor to ceiling mirrored wardrobe and access into the en-suite.

En-Suite

8'5" x 5'10" (2.58m x 1.78m)
The en-suite has a low level concealed dual flush W/C, a wash basin with fitted storage, a walk in shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, an electric shaving point, a heated towel rail and an extractor fan.

Office/Bedroom Four

10'0" x 9'1" (3.07m x 2.78m)
The office/bedroom four has wood-effect flooring, a radiator and UPVC double French doors providing access out to the garden.

Utility Room

6'5" x 6'2" (1.96m x 1.89m)
The utility room has fitted matt handleless base and wall units with a worktop, space and plumbing for a washing machine and tumble dryer, wood-effect flooring, a radiator, partially tiled walls, recessed spotlights and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

8'9" x 7'1" (2.68m x 2.16m)
The landing has carpeted flooring, a radiator and provides access to the first floor accommodation.

Living/Dining Room

16'5" x 16'0" (max) (5.01m x 4.90m (max))
The living/dining room has a UPVC double-glazed window to the front elevation, carpeted flooring, two radiators, coving and UPVC double French doors out to the Juliet balcony.

Kitchen

16'1" x 9'11" (max) (4.91m x 3.04m (max))
The kitchen has a range of fitted matt handleless base and wall units with worktops and plinth lighting, an integrated double oven, wine cooler and full height fridge and freezer, an electric hob with an extractor hood, a sink and a half with a drainer and a moveable swan neck mixer tap, wood-effect flooring, partially tiled walls, recessed spotlights and UPVC double-glazed windows to the rear elevation.

SECOND FLOOR

Landing

8'9" x 7'3" (2.67m x 2.21m)
The landing has carpeted flooring, a radiator, a built-in cupboard, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

16'1" x 11'2" (4.92m x 3.41m)
The main bedroom has UPVC double-glazed windows to the front elevation, carpeted flooring, two radiators, a built-in floor to ceiling mirrored wardrobe and access into the en-suite.

En-Suite

6'5" x 6'0" (max) (1.96m x 1.85m (max))
The en-suite has a low level concealed dual 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, a recessed wall alcove, tiled flooring, partially tiled walls, a heated towel rail, an electric shaving point, recessed spotlights and an extractor fan.

Bedroom Three

11'4" x 8'7" (max) (3.47m x 2.63m (max))
The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a built-in floor to ceiling mirrored wardrobe.

Bathroom

7'3" x 5'6" (max) (2.21m x 1.69m (max))
The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a hand-held shower, a radiator, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Outside there is a garage with a parking space in front and to the rear there is a private garden with a fence panelled boundary, decking with spotlights, a block paved patio with decorative stones and a single wooden gate providing access out to the parking space and garage.

Garage

19'6" x 9'9" (5.96m x 2.98m)
The garage has an up and over garage door.

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- 1800 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.

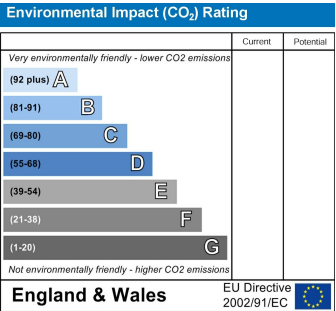
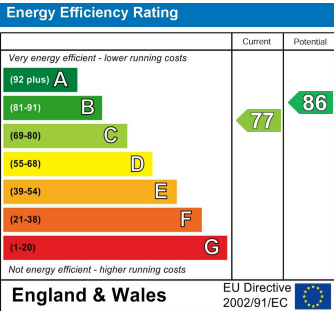
The vendor has advised the following:
Property Tenure is Freehold
Service Charge in the year marketing commenced (£PA): £533.62

The information regarding service charge has been obtained from the vendor. HoldenCopley have checked the most recent statement service charge. 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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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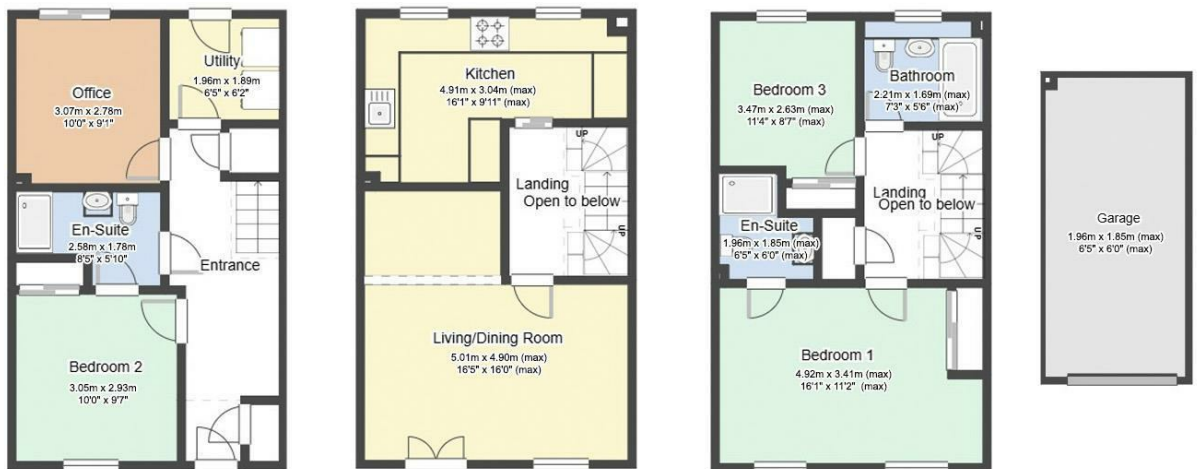
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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