

# HoldenCopley

PREPARE TO BE MOVED

Harker Close, Hucknall, Nottinghamshire NG15 6XF

---

Offers Over £210,000

Harker Close, Hucknall, Nottinghamshire NG15 6XF





## WELL-PRESENTED STARTER HOME...

Nestled within a recently built development, this beautifully presented two-bedroom semi-detached home boasts neutral décor throughout, making it move-in ready for a range of buyers. The ground floor welcomes you with an inviting entrance hall leading to a modern kitchen fitted with integrated appliances, a convenient W/C, and a spacious living room that seamlessly extends to the rear garden. Upstairs, two generously sized double bedrooms provide comfortable accommodation, served by a contemporary three-piece bathroom suite. Externally, the property benefits from a private driveway offering ample off-road parking, while the enclosed landscaped rear garden features a patio seating area, perfect for outdoor relaxation. Conveniently located near the M1 for easy commuting while being surrounded by picturesque countryside, this home presents an excellent opportunity for those seeking both accessibility and tranquility.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Modern Fitted Kitchen With Integrated Appliances
- Ground Floor W/C
- Spacious Reception Room
- Three-Piece Bathroom Suite
- Well-Maintained Garden
- Driveway For Multiple Cars
- Quiet Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

9'6" x 6'11" (max) (2.90m x 2.12m (max))

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

W/C

6'6" x 2'11" (2.00m x 0.90m )

This space has a low level dual flush W/C, a pedestal wash basin, a tiled feature wall, a radiator, wood-effect flooring, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

Kitchen

10'10" x 6'0" (3.32m x 1.83m )

The kitchen has a range of fitted base and wall units with worktops and under-cabinet lighting, a stainless steel sink with a swan neck mixer tap and drainer, an integrated dishwasher, an integrated oven with a gas hob, extractor fan and stainless steel splashback, an integrated fridge freezer, space and plumbing for a washing machine, wood-effect flooring, recessed spotlights, and a UPVC double-glazed window to the front elevation.

Living/Dining Room

15'6" x 13'6" (max) (4.74m x 4.13m (max))

The living and dining room has wood-effect flooring, a TV point, an in-built under stair cupboard, a radiator, full height UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

6'8" x 6'4" (max) (2.05m x 1.94m (max))

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

Bedroom One

13'5" x 11'9" (max) (4.10m x 3.60m (max))

The first bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a TV point, a radiator, an in-built airing cupboard which houses the boiler, and access to the loft.

Bathroom

6'11" x 6'5" (max) (2.13m x 1.96m (max))

The bathroom has a concealed dual flush W/C, a wall-hung wash basin, a panelled bath with an overhead shower fixture and a shower screen, partially tiled walls, wood-effect flooring, a chrome heated towel rail, an electrical shaving point, recessed spotlights, and an extractor fan.

Bedroom Two

13'5" x 8'5" (4.10m x 2.57m )

The second bedroom has a full height UPVC double-glazed window to the rear elevation, carpeted flooring, a TV point, a radiator, and fitted wall-to-wall wardrobes.

OUTSIDE

Front

To the front of the property is a block-paved driveway for multiple cars and gated access to the garden.

Rear

To the rear of the property is a private enclosed garden with patio areas, external lighting, raised planters, a lawn, a range of plants and shrubs, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+

- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Any Legal Restrictions – No, other than that there is a charge to pay yearly for the upkeep of the park on the estate.
- Other Material Issues – No

DISCLAIMER

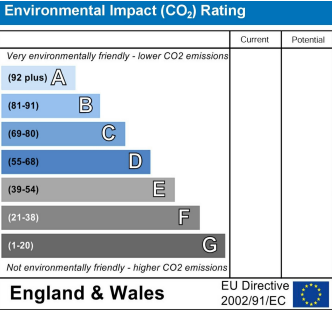
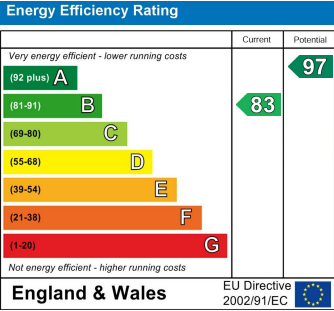
Council Tax Band Rating - Ashfield District Council - Band B  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

- The vendor has advised the following:
- Property Tenure is Freehold
- Service Charge in the year marketing commenced (£PA): £366.72

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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 licence 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



# Harker Close, Hucknall, Nottinghamshire NG15 6XF

**HoldenCopley**  
PREPARE TO BE MOVED



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.  
© HoldenCopley

**01156 972 972**

**33A High Street, Hucknall, Nottingham, NG15 7HJ**

**hucknaloffice@holdencopley.co.uk**

**www.holdencopley.co.uk**

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.