

HoldenCopley

PREPARE TO BE MOVED

Albert Close, Hucknall, Nottinghamshire NG15 7UZ

Guide Price £230,000 - £250,000

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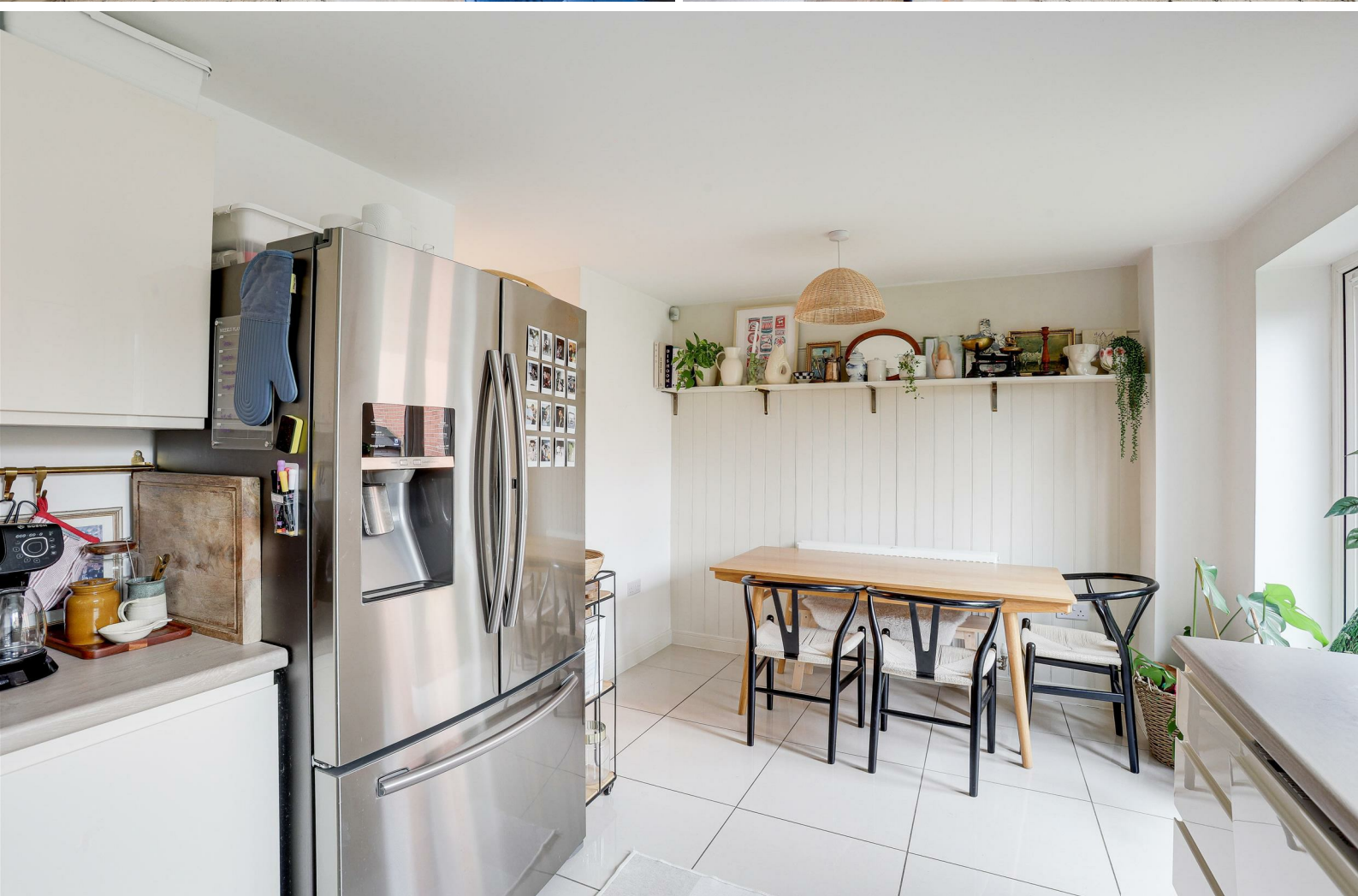


SEMI DETACHED HOUSE ...

GUIDE PRICE £230,000 - £250,000

This well-presented three-storey semi detached house is situated in the highly sought-after residential area and with-in easy reach of Titchfield Park, offering a perfect blend of modern living and convenience. Just a short distance from Hucknall Town Centre, with access to a variety of shops, schools, and eateries, along with excellent transport links into Nottingham City Centre, making it an ideal choice for a range of buyers. Upon entering the property, a welcoming entrance hall leads to a convenient ground floor W/C, as well as a modern fitted kitchen and dining area. This space is designed for both practicality and comfort, offering ample room for family dining or entertaining guests. The double French doors at the rear of the kitchen allow natural light to flood the space and open onto the enclosed rear garden, creating a seamless connection between indoor and outdoor living. The first floor features a spacious living room, where another set of French doors with a Juliet balcony, adding to the sense of space and light. Also on this level is the generously sized main bedroom, complete with its own private en-suite bathroom, providing a luxurious retreat within the home. The second floor offers two further well-proportioned bedrooms, both ideal for family members, guests, or even a home office. A three-piece family bathroom serves this level, designed with modern fittings for both comfort and convenience. Externally, the property is equally impressive. The front of the house features courtesy lighting, a small planted area, and a driveway that provides access to the garage. To the rear, the enclosed garden offers a wonderful outdoor space, complete with a lawn, a patio area perfect for alfresco dining, a shed for additional storage, and a secure fence-panelled boundary with gated access.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Main Bedroom
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must be Viewed





GROUND FLOOR

Entrance Hall

14'2" x 6'8" (4.34m x 2.04m)

The entrance hall has tiled flooring, carpeted stairs, an in-built cupboard, a radiator, and a composite door providing access into the accommodation.

W/C

5'9" x 3'2" (1.76m x 0.98m)

This space has a low level flush W/C, a pedestal wash basin with a tiled splash back, an extractor fan, and tiled flooring.

Kitchen/Diner

15'11" max x 11'11" (4.87m max x 3.65m)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, an integrated dishwasher and washing machine, space for an American fridge freezer, space for a dining table, a radiator, tiled flooring, a UPVC double glazed window to the rear elevation, an double French doors opening to the rear garden.

FIRST FLOOR

Landing

15'8" x 6'3" (4.80m x 1.92m)

The landing has a UPVC double glazed window to the front elevation, carpeted flooring, an in-built cupboard, a radiator, and access to the first floor accommodation.

Living Room

16'1" x 10'5" (4.92m x 3.19m)

The living room has a UPVC double glazed window to the rear elevation, a TV point, a radiator, Herringbone style flooring, and double French doors with a Juliet balcony.

Bedroom One

9'6" x 9'7" (2.91m x 2.93m)

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

En-Suite

6'10" max x 5'10" (2.09m max x 1.78m)

The en-suite has a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, an extractor fan, partially tiled walls, and tiled flooring.

SECOND FLOOR

Upper Landing

6'9" x 2'9" (2.07m x 0.86m)

The upper landing has carpeted flooring, a radiator, access into the partially boarded loft via a pull-down ladder, and access to the second floor accommodation.

Bedroom Two

9'8" max x 12'7" (2.95m max x 3.86m)

The second bedroom has a UPVC double glazed window to the front elevation, an in-built cupboard, and wood-effect flooring.

Bedroom Three

8'11" x 9'6" (2.74m x 2.92m)

The third bedroom has two Velux windows, a radiator, eaves storage, and wood-effect flooring.

Bathroom

6'9" max x 6'5" (2.07m max x 1.96m)

The bathroom has a Velux window, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and shower screen, a radiator, partially tiled walls, an tiled flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, a small planted area, access to the rear garden, and a driveway with access to the garage.

Garage

16'7" x 8'8" (5.06m x 2.65m)

The garage has ample storage, and an up-and-over door opening onto the driveway.

Rear

To the rear of the property is and enclosed rear garden with an outside tap, a lawn, a shed, a patio, a fence panelled boundary, and gated access.

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 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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 – 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:

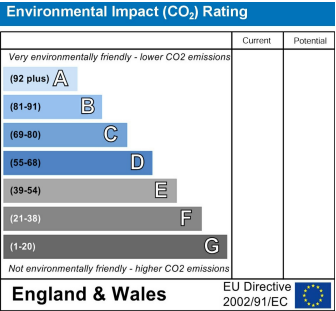
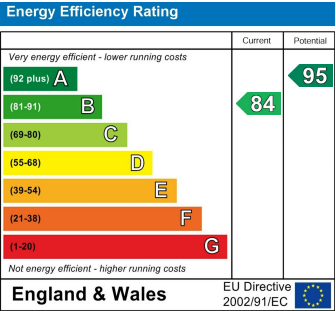
Property Tenure is Freehold

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.

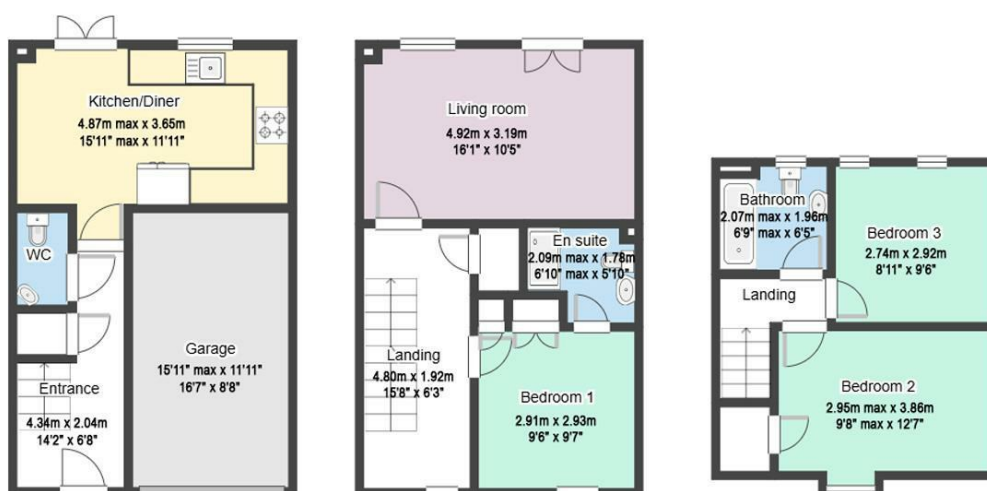
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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