

HoldenCopley

PREPARE TO BE MOVED

Edgewood Drive, Hucknall, Nottinghamshire NG15 6HY

£300,000

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DETACHED FAMILY HOME...

This four-bedroom detached house offers spacious accommodation and is ideally suited for a family buyer looking to modernise and create their dream home. Offered to the market with no upward chain, the property is situated in a popular location, close to a variety of local amenities, including shops, excellent transport links, and great schools. The ground floor comprises an entrance hall, a dining room, a generous living room, a versatile office perfect for working from home, or alternatively, it could be used as a playroom, study, or even a guest room, depending on your needs. The property also features a fitted kitchen, a utility room, a convenient W/C, and a garage. On the first floor, you'll find four well-proportioned bedrooms, a three-piece bathroom suite, and access to a boarded loft for additional storage. Outside, the front of the property is complemented by a lawned garden and a driveway, while the rear features a private, fenced garden with a patio area, a summer house, and a well-kept lawn surrounded by mature plants, creating an ideal space for relaxation and entertaining. This property offers excellent potential and is ready for its new owners to put their stamp on it.

MUST BE VIEWED





- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Utility Room
- Ground Floor W/C
- Versatile Office
- Three Piece Bathroom Suite
- Driveway & Garage
- Private Enclosed Rear Garden
- No Upward Chain





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring and stairs, a radiator, a dado rail, coving and a single UPVC door providing access into the accommodation.

Office

8'11" x 6'10" (2.73m x 2.10m)

The office has a double-glazed window to the front elevation, carpeted flooring, a wall-mounted electric heater and coving.

Dining Room

13'4" x 13'0" (4.08m x 3.98m)

The dining room has a double-glazed window to the front elevation, carpeted flooring, a radiator, a dado rail, wall-mounted light fixtures, a decorative surround and hearth and coving.

Living Room

22'6" x 9'10" (6.87m x 3.01m)

The living room has double-glazed windows to the side and rear elevation, carpeted flooring, two radiators, a fire with a decorative surround and hearth, a dado rail, wall-mounted light fixtures, coving and UPVC sliding patio doors providing access out to the garden.

Kitchen

11'4" x 8'11" (3.46m x 2.73m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, an integrated double oven, an electric hob, a sink and a half with a drainer, space and plumbing for a washing machine, tiled flooring, partially tiled walls, a wall-mounted electric heater, a built-in cupboard, coving and double-glazed windows to the rear elevation.

Utility Room

9'0" x 5'6" (2.76m x 1.70m)

The utility has a double-glazed window to the rear elevation, tiled flooring, space and plumbing for a washing machine and tumble dryer, coving and a single UPVC door providing side access.

W/C

This space has a low level flush W/C, tiled flooring, partially tiled walls and a double-glazed obscure window to the side elevation.

Garage

15'11" x 8'8" (4.86m x 2.66m)

The garage has a window to the side elevation, lighting, power points, a roller garage door and a single wooden door.

FIRST FLOOR

Landing

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

Master Bedroom

13'3" x 10'7" (4.05m x 3.23m)

The main bedroom has a double-glazed window to the front elevation, carpeted flooring, a radiator, coving and built-in floor to ceiling wardrobes.

Bedroom Two

11'5" x 11'0" (3.50m x 3.37m)

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

Bedroom Three

18'9" x 11'4" (5.74m x 3.47m)

The third bedroom has velux windows to the front and rear elevations, carpeted flooring and recessed spotlights.

Bedroom Four

8'10" x 8'0" (2.70m x 2.44m)

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

Bathroom

8'5" x 5'5" (2.59m x 1.66m)

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

OUTSIDE

Front

To the front is a garden with a lawn and various plants, a driveway and two single wooden gates either side providing rear access.

Rear

To the rear is a private garden with a fence panelled boundary, a patio, a summer house, a lawn and various plants.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – 3G, 4G & 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 – Subsidence claim approx 40 years ago, Hucknall had coal pits underneath but no problems since

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.

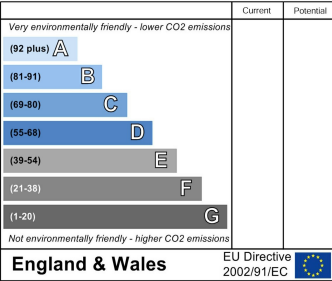
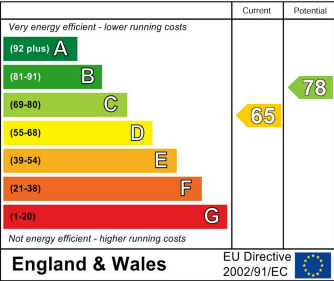
The vendor has advised the following:

Property Tenure is Freehold

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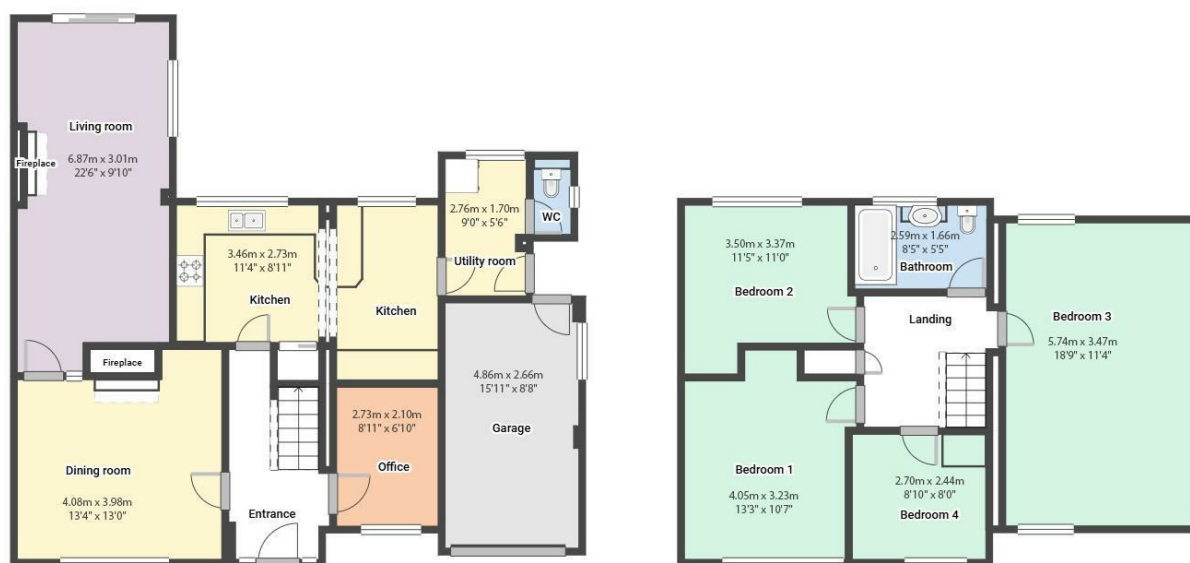
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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01156 972 972

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

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk

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