

# HoldenCopley

PREPARE TO BE MOVED

Albany Close, Hucknall, Nottinghamshire NG15 6PZ

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£215,000

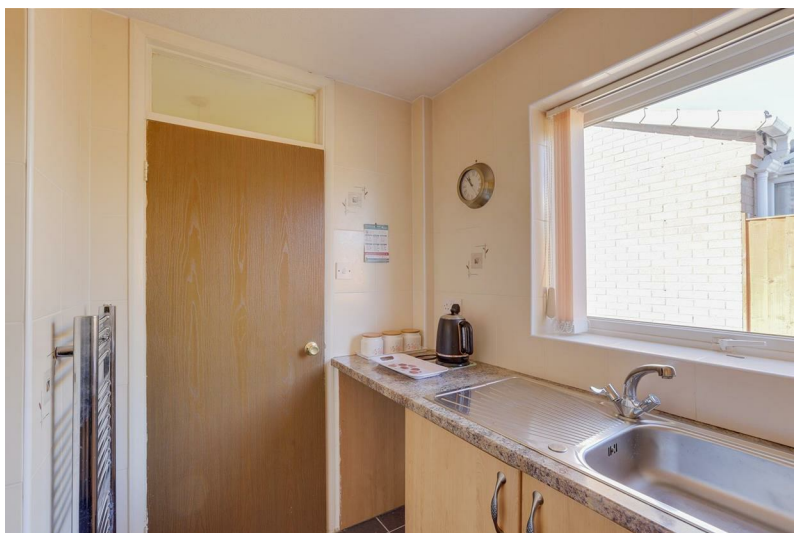
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## DETACHED BUNGALOW....

This detached bungalow presents an excellent opportunity for single-level living and is available with no upward chain. The property boasts a spacious driveway with ample parking and a detached garage. Inside, the accommodation includes a well-equipped fitted kitchen with generous worktop space and storage, an open-plan living and dining area, and two sizeable double bedrooms, with the master benefiting from built-in wardrobes. A modern wet-room-style three-piece bathroom and a bright conservatory with double French doors leading to the private, south-facing garden complete the layout. The garden features a patio, lawn, and a storage shed. Situated in a popular location, the property is within easy reach of local amenities, shops, and excellent transport links, with convenient access to the M1 and A611.







- Detached Bungalow
- Two Double Bedrooms
- Wet-Room Style Shower
- Conservatory
- Driveway & Detached Garage
- Private Enclosed South-Facing Rear Garden
- Popular Location
- Excellent Transport Links
- No Upward Chain
- Must Be Viewed











ACCOMMODATION

Entrance Hall

10\*8" x 7\*9" (max) (3.27m x 2.37m (max))

The entrance hall has carpeted flooring, a radiator, access to an in-built storage cupboard and the in-bult boiler cupboard, access to a boarded loft, and a single UPVC door providing access into the accommodation.

Kitchen

9\*1" x 7\*6" (max) (2.79m x 2.29m (max))

The kitchen has fitted wall and base units with roll edge worktops, tiled flooring, heated chrome towel rail, a stainless steel sink with taps and a drainer, an integrated oven and electric hob, a fridge freezer, space and plumbing for a washing machine, tiled walls, and a UPVC double-glazed window to the side elevation.

Living/Dining Room

18\*5" x 12\*3" (max) (5.62m x 3.74m (max))

The living room has carpeted flooring, a TV point, a feature fireplace with a decorative surround, a radiator, space for a dining table, a UPVC double-glazed window to the rear elevation, and double UPVC French doors leading into the conservatory.

Conservatory

9\*4" x 7\*0" (2.87m x 2.14m )

The conservatory has tiled flooring, a radiator, a polycarbonate roof, UPVC double-glazed windows to the side and rear elevation, and double UPVC French doors opening out on to the rear garden.

Bedroom One

10\*9" x 10\*5" (max) (3.28m x 3.18m (max))

The first bedroom has carpeted flooring, a radiator, in-built wardrobes with over head cupboards, and a UPVC double-glazed window to the front elevation.

Bedroom Two

8\*9" x 7\*9" (2.69m x 2.37m )

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

Wet Room

7\*4" x 5\*9" (max) (2.26m x 1.77m (max))

The bathroom has a low level dual flush W/C, a wall-mounted wash basin, a wet-room sty e area with an overhead shower, a wall-mounted support rail, a shower rail, fully tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

Garage

17\*7" x 8\*2" (5.36m x 2.50m )

The garage has lighting, power points, and an up and over door.

OUTSIDE

Front

To the front of the property is a driveway with courtesy lighting, and access to the detached garage,

Rear

At the rear of the property is private, enclosed, south-facing garden featuring a patio area, a lawn, a timber-built shed, various shrubs, fenced panel boundaries with gated access.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

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

Phone Signal – Good 4G/5G coverage

Electricity – Mains Supply

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

Non-Standard Construction – Standard

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.

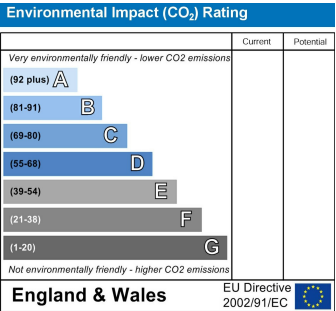
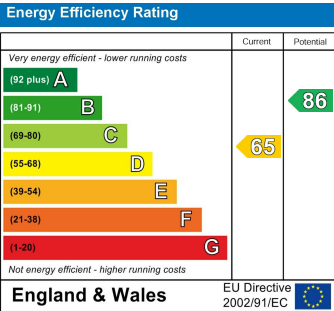
The vendor has advised the following:

Property Tenure is Freehold

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# Albany Close, Hucknall, Nottinghamshire NG15 6PZ

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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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