

HoldenCopley

PREPARE TO BE MOVED

Edgewood Drive, Hucknall, Nottinghamshire NG15 6HY

Guide Price £280,000

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GUIDE PRICE £280,000 - £300,000

RENOVATED THROUGHOUT....

This exceptionally well-presented three-bedroom detached house has been fully renovated to an impeccable standard, making it the perfect move-in-ready home for a growing family. Situated in a popular residential location, the property benefits from easy access to local amenities, excellent commuting links via the M1, and nearby scenic countryside for weekend walks. The ground floor boasts a welcoming entrance hall, two bright and airy reception rooms, and a stylish fitted breakfast Howdens kitchen, featuring Quartz worktops and a range of high-end appliances. A utility room with a WC adds convenience to the layout. Upstairs, the landing provides access to a boarded loft with a drop-down ladder, alongside two generously sized double bedrooms and a comfortable single bedroom, all served by a modern three-piece bathroom suite. The bathroom is fitted with an Ideal Standard diverter valve, a Grohe shower, a bath filler, and a basin tap. Throughout the home, quality LED lighting from Next enhances the modern aesthetic. Outside, a driveway offers off-road parking, and the private, low-maintenance rear garden is a peaceful retreat, complete with porcelain patio slabs, and a single garage for additional storage. Automatic outside lighting provides added security and convenience, and a Hikvision CCTV system is included for peace of mind. This beautifully upgraded home is a must-see for buyers seeking a stylish, high-spec property in a convenient location.

MUST BE VIEWED





- Fully Renovated Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Howdens Kitchen With High-End Appliances
- Utility & WC
- Three-Piece Bathroom Suite Featuring a Standard Diverter Valve & Grohe Shower
- Luxury Flooring & High Quality LED Lighting
- Low Maintenance Garden With Porcelain Patio & Single Garage For Storage
- Hikvision CCTV System
- Off-Road Parking





GROUND FLOOR

Entrance Hall

5'11" x 13'3" (1.81m x 4.05m)

The entrance hall has a radiator, Karndeian flooring, carpeted stairs, an in-built under stair cupboard, and two UPVC double-glazed obscure windows flanking a single composite door providing access into the accommodation.

Living Room

12'11" x 13'3" (3.94m x 4.05m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a vertical radiator, a TV point, and a wall-mounted electric Celse fireplace.

Kitchen

8'10" x 19'8" (2.70m x 6.01m)

The kitchen has a range of fitted base and wall units with a breakfast bar and Quartz worktops, an undermount sink and a half with a mixer tap, an integrated Whirlpool dishwasher, an integrated Neff double oven, a Samsung induction hob with an angled extractor fan and Quartz splashback, a Hotpoint integrated fridge freezer, a Samsung American-style fridge freezer, Karndeian flooring, a radiator, recessed spotlights, a UPVC double-glazed window to the rear elevation, and double French doors opening out to the rear garden.

Utility Room

7'8" x 5'1" (2.35m x 1.57m)

The utility room has a fitted base unit with a rolled-edge worktop, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, space for a tumble-dryer, a wall-mounted boiler, a radiator, LED spotlights, and a UPVC double-glazed window to the rear elevation.

WC

5'1" x 2'9" (1.57m x 0.86m)

This space has a low level dual flush WC, a wash basin with fitted storage, tiled splashback, a radiator, and a UPVC double-glazed obscure window to the side elevation.

Dining Room

16'3" x 10'11" (4.97m x 3.34m)

The dining room has UPVC double-glazed windows to the front and side elevation, carpeted flooring, and a vertical radiator.

FIRST FLOOR

Landing

7'9" x 8'2" (2.38m x 2.51m)

The landing a UPVC double-glazed obscure window to the side elevation, carpeted flooring, recessed spotlights, an in-built cupboard, and provides access to the first floor accommodation. Additionally, there is access to a boarded loft with lighting via a drop-down ladder.

Master Bedroom

10'7" x 11'0" (3.23m x 3.35m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, recessed spotlights, and a fitted sliding mirrored door wardrobe.

Bedroom Two

10'10" x 8'10" (3.31m x 2.70m)

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

Bedroom Three

8'11" x 8'0" (2.72m x 2.46m)

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

Bathroom

8'5" x 5'7" (2.59m x 1.71m)

The bathroom is fitted with a low-level dual flush WC, a wash basin with fitted storage, and a double-ended bath featuring an Ideal Standard diverter valve, a Grohe shower, bath filler, and basin tap, complete with a shower screen. The space is enhanced by partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and two UPVC double-glazed obscure windows to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway and automatic external lighting.

Rear

To the rear of the property is a private enclosed low maintenance garden with Porcelain patio areas, a lawn, an outdoor tap, automatic festoon garden lighting, raised planters with various plants and shrubs, access into the garage, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Virgin Media, Openreach

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

Phone Signal - Some 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 risk

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.

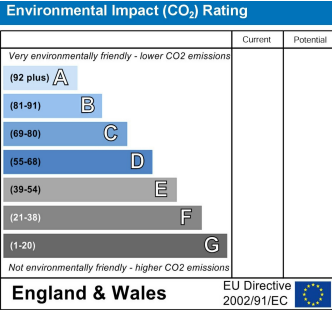
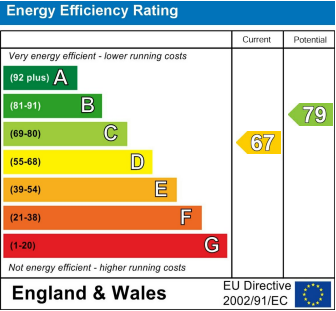
The vendor has advised the following:

Property Tenure is Freehold

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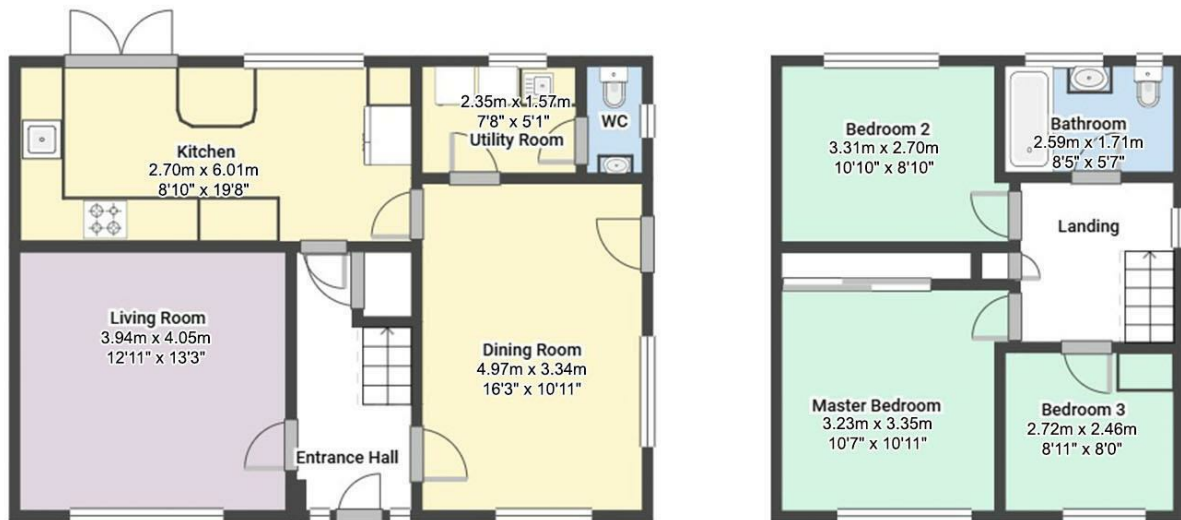
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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