

# HoldenCopley

PREPARE TO BE MOVED

Dexters Grove, Hucknall, Nottinghamshire NG15 6UW

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£350,000

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## DETACHED HOUSE...

Welcome to this well-presented detached home, situated within a modern development and conveniently close to Hucknall town Centre. With easy access to a variety of shops, schools, and excellent transport links, this property is ideal for a growing family. Upon entering, you are welcomed by a spacious entrance hall, which provides access to a ground-floor W/C. The living room flows seamlessly into the dining area, creating an open and inviting space. The modern fitted kitchen offers both style and functionality, while an additional versatile extension provides further access to the rear garden. The first floor boasts four well-proportioned bedrooms, including a master bedroom with its own en-suite. A three-piece family bathroom completes this level. Externally, the property offers a well-maintained frontage with an artificial lawn, an outdoor tap, a shed, a private driveway, and gated access to the rear. The enclosed rear garden features a patio area, a lawn, raised planted beds, and a secure fence-panelled boundary, providing a perfect outdoor retreat.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Family Room
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Driveway
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'6" x 4'9" (max) (2.29m x 1.46m (max))

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

W/C

6'7" x 3'6" (2.03m x 1.08m )

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

Living Room

17'7" x 13'5" (max) (5.38m x 4.09m (max))

The living room has a UPVC double glazed window to the front elevation, a TV point, an understairs cupboard, carpeted stairs, wood-effect flooring, and open access into the dining room.

Dining Room

10'11" x 8'10" (3.34m x 2.71m )

The dining room has wood-effect flooring, a radiator, access into the kitchen, and open access into the family room.

Kitchen

10'7" x 8'9" (3.24m x 2.68m )

The kitchen has a range of modern fitted base and wall units with worktops and a breakfast bar, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated double oven, a gas hob and extractor fan, recessed spotlights, and tiled flooring.

Extension

21'1" x 7'0" (6.43m x 2.15m )

The extension has a range of fitted base and wall units with worktops, space for a fridge freezer, wood-effect flooring, a UPVC double glazed window to the rear elevation, and double French doors opening to the rear garden.

Office

16'0" x 7'10" (max) (4.89m x 2.41m (max))

The office has two UPVC double glazed windows to the front elevation, a radiator, and wood-effect flooring.

FIRST FLOOR

Landing

14'0" x 7'10" (4.28m x 2.40m )

The landing has wood-effect flooring, a radiator, an in-built cupboard, access into the loft, and access to the first floor accommodation.

Bedroom One

15'5" x 10'0" (max) (4.70m x 3.07m (max))

The first bedroom has two UPVC double glazed windows to the front elevation, two in-built cupboards, a radiator, wood-effect flooring, and access into the en-suite.

En-Suite

6'5" x 5'10" (1.96m x 1.78m )

The en-suite has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a sunken wash basin, a shower enclosure with a wall mounted shower fixture, a chrome heated towel rail, recessed spotlights, a shaver point, partially tiled walls, and tiled flooring.

Bedroom Two

10'2" x 8'11" (3.11m x 2.73m )

The second bedrooms has a UPVC double glazed window to the rear elevation, an in-built cupboard, a radiator, and carpeted flooring.

Bedroom Three

9'3" x 8'11" (max) (2.82m x 2.74m (max))

The third bedrooms has a UPVC double glazed window to the rear elevation, a radiator, and wood-effect flooring.

Bedroom Four

7'10" x 6'5" (max) (2.39m x 1.96m (max))

The fourth bedrooms has a UPVC double glazed window to the front elevation, a radiator, and wood-effect flooring.

Bathroom

8'4" x 5'1" (2.56m x 1.55m )

The has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with central taps and a handheld shower fixture, a chrome heated towel rail, recessed spotlights, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is an outside tap, an artificial lawn, a shed, a driveway, and gated access to the rear garden.

Rear

To the rear of property is an enclosed garden with a patio area, a lawn, raised planted areas, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Superfast Download Speed 32Mbps and Upload Speed 6Mbps

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 D

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:

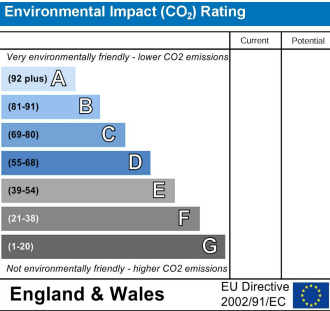
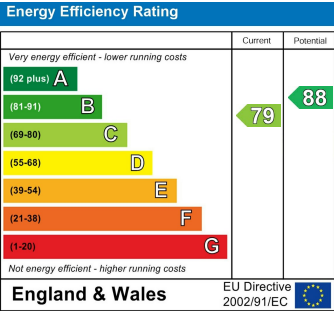
Property Tenure is Freehold

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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## 01156 972 972

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

[hucknalloffice@holdencopley.co.uk](mailto:hucknalloffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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