

HoldenCopley

PREPARE TO BE MOVED

Ada Place, Hucknall, Nottinghamshire NG15 7SY

Guide Price £350,000 - £375,000

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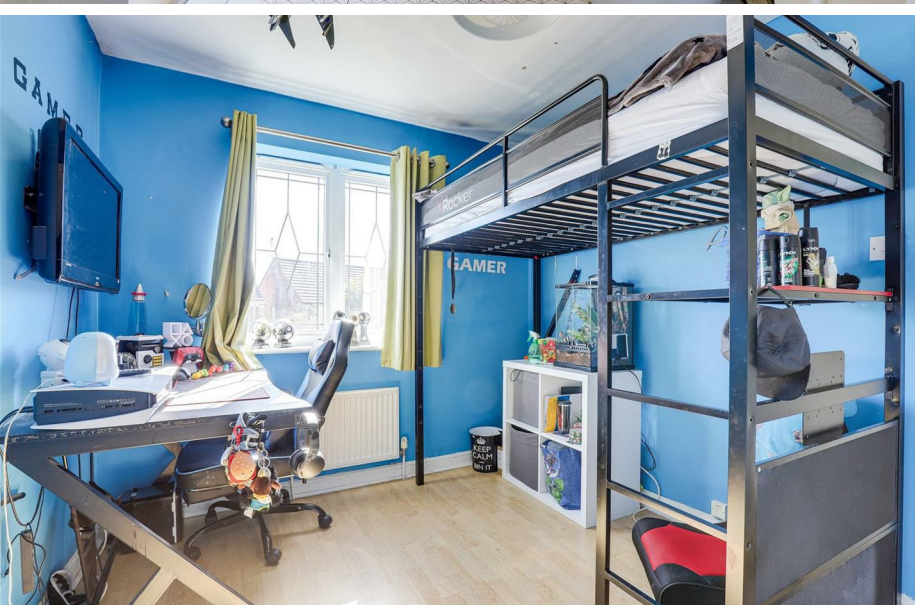
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WELL-PRESENTED THROUGHOUT...

This well-presented four-bedroom detached house offers a spacious and versatile family home, located in a quiet cul-de-sac within a popular residential area. With easy access to local amenities, playing parks, excellent schools, and regular transport links. To the ground floor, a welcoming entrance hall leads into a generously sized reception room, which flows into a modern open-plan kitchen diner—the heart of the home, perfect for cooking and family meals. The kitchen also offers direct access to the conservatory, providing a bright and comfortable space to enjoy throughout the year. A convenient ground floor W/C completes this level. Upstairs, there are four well-proportioned bedrooms, all featuring in-built wardrobes. The main bedroom benefits from its own en-suite, while a modern family bathroom serves the remaining bedrooms. Outside, the front of the property features a driveway for off-road parking, access to the garage, and a lawned garden area. To the rear is a low-maintenance garden with a patio seating area and an artificial lawn, creating a practical and private space for outdoor enjoyment.

MUST BE VIEWED!





- Detached House
- Four Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Conservatory
- Ground Floor W/C
- Stylish En-Suite & Family Bathroom
- Driveway & Garage
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Porch

6’3" × 6’0" (1.92m × 1.83m)

The entrance porch has tiled flooring, UPVC double-glazed windows and a single composite door providing access into the accommodation.

Hall

6’1" × 13’8" (1.85m × 4.17m)

The hall has wooden flooring, carpeted stairs, a radiator, an in-built storage cupboard and a single UPVC door providing access from the porch.

Living Room

10’10" × 18’8" (3.31m × 5.71m)

The living room has carpeted flooring, two radiators, ceiling coving, open-plan access to the kitchen diner and a UPVC double-glazed bay window to the front elevation.

Dining Area

8’0" × 10’9" (2.44m × 3.28m)

The dining are has wooden flooring, a radiator and open-plan access to the conservatory.

Kitchen

8’1" × 14’6" (2.48m × 4.44m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink and a half with a drainer and a mixer tap, space for a range cooker, a washing machine and American fridge freezer, a radiator, wooden flooring, two UPVC double-glazed windows to the rear elevation and a single UPVC door providing access to the side of the property.

Conservatory

10’0" × 10’4" (3.05m × 3.17m)

The conservatory has wooden flooring, a radiator, recessed spotlights, UPVC double-glazed windows surround and double French doors opening out to the rear garden.

W/C

4’0" × 4’8" (1.24m × 1.44m)

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

FIRST FLOOR

Landing

6’5" × 16’1" (1.96m × 4.92m)

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

Master Bedroom

10’6" × 10’9" (3.21m × 3.30m)

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

En-Suite

8’3" × 4’9" (2.53m × 1.45m)

The en-suite has a low-level flush W/C, a pedestal wash basin, a shower enclosure with an electric shower fixture, partially tiled walls, a radiator, an extractor fan, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

10’4" × 8’6" (3.15m × 2.60m)

The second bedroom has laminate wood-effect flooring, a radiator, an in-built wardrobe and a UPVC double-glazed window to the rear elevation.

Bedroom Three

9’3" × 10’9" (2.82m × 3.29m)

The third bedroom has laminate wood-effect flooring, an in-built wardrobe and a UPVC double-glazed window to the rear elevation.

Bedroom Four

9’10" × 8’6" (3.02m × 2.60m)

The fourth bedroom has laminate wood-effect flooring, a radiator, an in-built wardrobe and a UPVC double-glazed window to the front elevation.

Bathroom

6’4" × 6’1" (1.94m × 1.86m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, partially tiled walls, a radiator, vinyl flooring, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the garage, gated access to the rear garden and a garden area with a lawn.

Rear

To the rear of the property is an enclosed garden with a paved patio area, an artificial lawn, shrubs and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G

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.

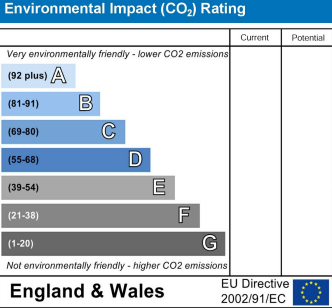
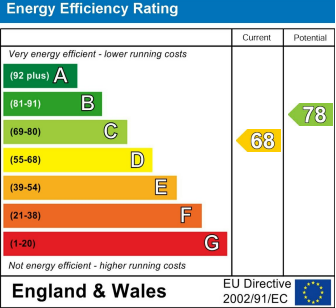
The vendor has advised the following:

Property Tenure is Freehold

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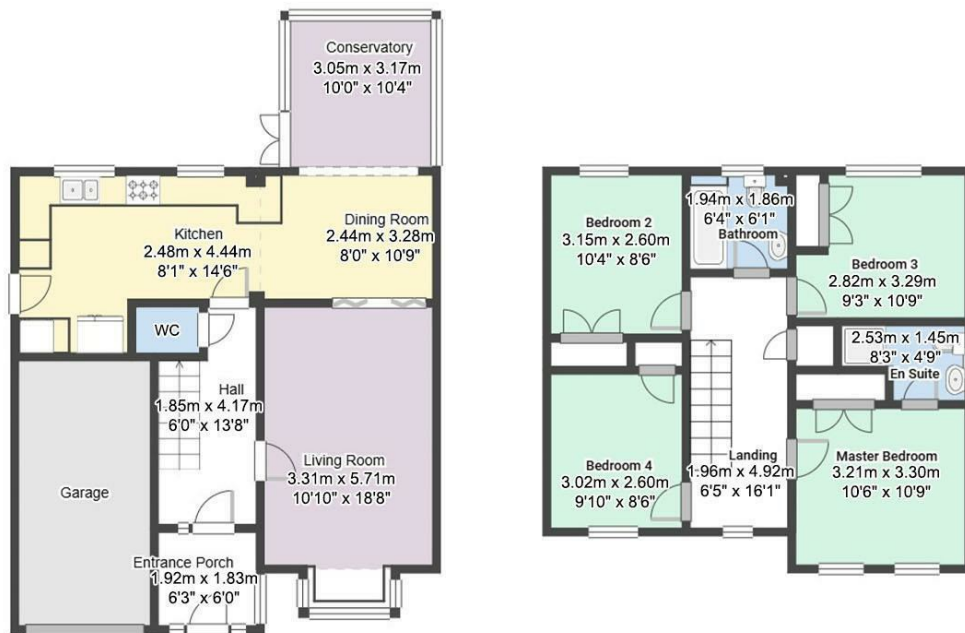
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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