

HoldenCopley

PREPARE TO BE MOVED

Edgewood Drive., Hucknall, Nottinghamshire NG15 6HX

Guide Price £190,000 - £200,000

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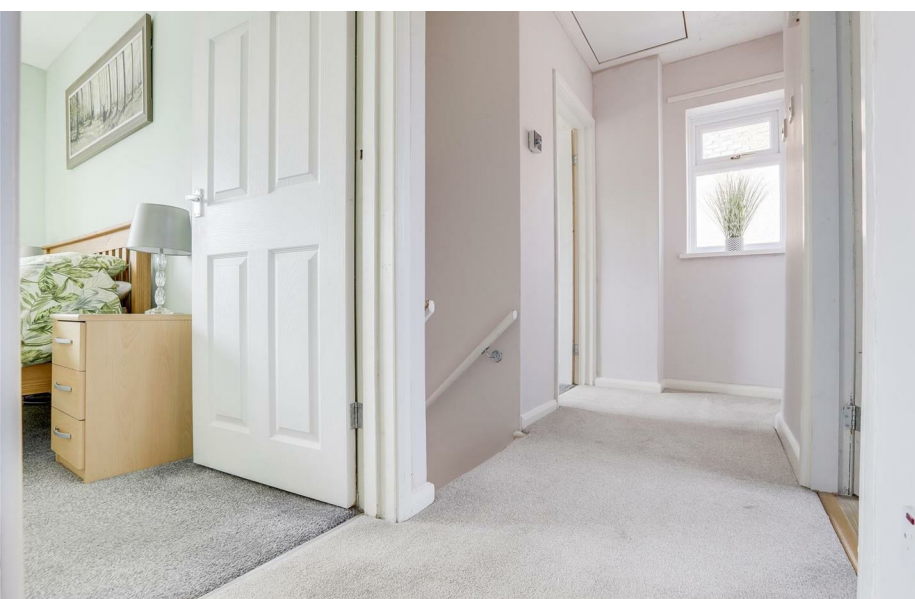
GUIDE PRICE £190,000 - £200,000

SEMI DETACHED FAMILY HOME...

Located just a short distance from Hucknall Town Centre with its excellent range of shops, schools, and local amenities, this well-presented semi-detached house offers the perfect setting for family living. The ground floor welcomes you with a bright entrance hall leading into a spacious living room featuring a charming bow window to the front and sliding patio doors to the rear, opening into a light-filled conservatory. The conservatory, complete with French doors, provides seamless access to the rear garden ideal for relaxing or entertaining. The modern fitted kitchen is thoughtfully designed with a breakfast bar, ample storage, and integrated appliances, creating a stylish and practical space for everyday living. Upstairs, you'll find three well-proportioned bedrooms, with the main bedroom benefiting from fitted wardrobes. A contemporary three-piece bathroom suite completes the first floor. Externally, the property boasts a block-paved driveway to the front, with gated access leading to the rear garden and useful outside storage. The rear garden is fully enclosed and features a patio area, well-maintained lawn, raised planted borders filled with mature shrubs and greenery, a fence panelled boundary, and additional gated access.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'11" x 4'4" (max) (2.42m x 1.33m (max))

The entrance hall has carpeted flooring, an in-built base cupboard, a radiator, a UPVC double glazed window to the front elevation, and a composite door providing access into the accommodation.

Living/Dining Room

20'10" x 12'5" (max) (6.36m x 3.80m (max))

The living/dining room has a UPVC double glazed bow window to the front elevation, two radiators, a TV point, coving to the ceiling, two ceiling rose, carpeted flooring, and sliding patio doors opening to the conservatory.

Conservatory

11'3" x 9'2" (3.43m x 2.80m)

The conservatory has vinyl flooring, UPVC double glazed surround, and double French doors opening to the rear garden.

Kitchen

16'4" x 8'10" (max) (4.98m x 2.71m (max))

The kitchen has a range of fitted base and wall units with worktops and breakfast bar, a stainless steel sink and half with a mixer tap and drainer, an integrated double oven, an integrated microwave, an integrated dishwasher, an integrated fridge freezer, a freestanding washing machine, a radiator, recessed spotlights, tiled splash back, wood-effect flooring, two UPVC double glazed windows to the rear elevation, and a composite door opening to the front garden.

FIRST FLOOR

Landing

11'0" x 6'11" (max) (3.36m x 2.12m (max))

The landing has a UPVC double glazed windows to the side elevation, carpeted flooring, access into the loft with lighting via a pull-down ladder, and access to the first for accommodation.

Bedroom One

12'5" x 11'2" (max) (3.80m x 3.42m (max))

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes with mirrored sliding doors, and carpeted flooring.

Bedroom Two

9'11" x 9'4" (max) (3.04m x 2.86m (max))

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

Bedroom Three

10'10" x 7'11" (max) (3.31m x 2.42m (max))

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

Bathroom

11'0" x 5'6" (max) (3.37m x 1.69m (max))

The bathroom has two UPVC double glazed obscure windows to the rear and side elevation, a concealed dual flush W/C, a counter-top wash basin, a panelled bath with a wall-mounted rainfall and handheld shower fixture with a shower screen, a heated towel rail, partially waterproof boarding, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is block paved driveway, gated access to the rear garden, and access into the outside storage.

Outside Storage

8'7" x 7'1" (max) (2.63m x 2.18m (max))

This outside storage has a UPVC double glazed obscure window to the side elevation, electrics, lighting, ample storage, and a door opening out to the driveway.

Rear

To the rear of the property is an enclosed garden with a patio area, courtesy lighting, a lawn, raised planted borders with various plants, shrubs and bushes, a fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 5G - Some coverage of 3G & 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 A
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.

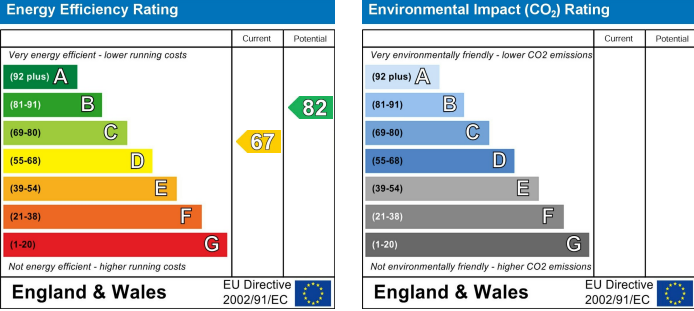
The vendor has advised the following:
Property Tenure is Freehold

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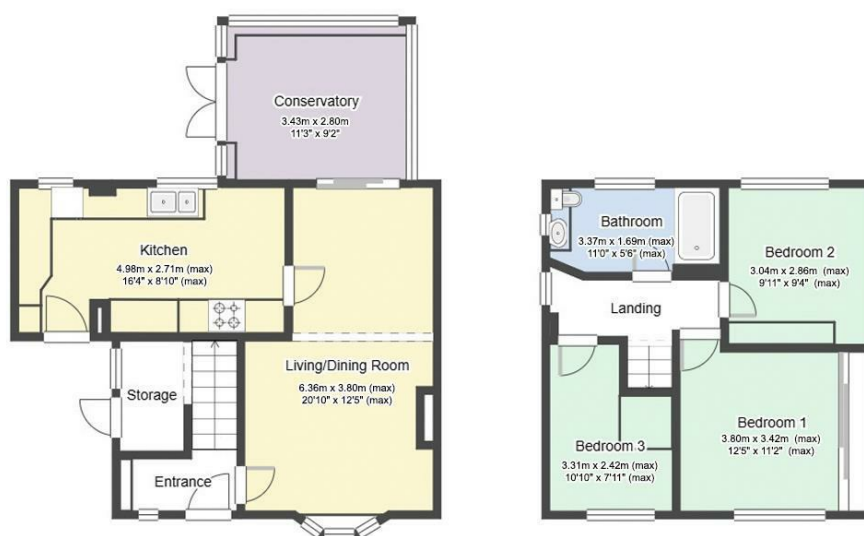
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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