

# HoldenCopley

PREPARE TO BE MOVED

Kenbrook Road, Hucknall, Nottinghamshire NG15 8HZ

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Offers Over £325,000



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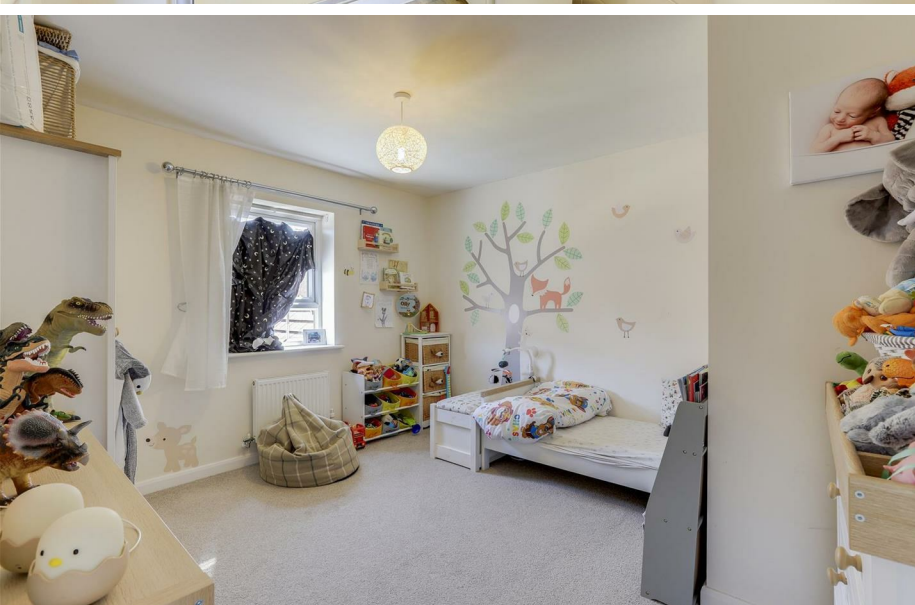
## BEAUTIFULLY-PRESENTED THROUGHOUT

This beautifully presented four-bedroom detached house offers a spacious family home, perfectly located in a popular area close to local amenities, including shops, schools, and excellent commuting links. The ground floor features a welcoming entrance hall that leads to a cosy reception room, enhanced by a charming bay window that floods the space with natural light. The modern kitchen diner provides an ideal setting for family meals and entertaining, while a convenient W/C completes the ground floor layout. On the first floor, there are two double bedrooms and a single bedroom. The main bedroom on this level benefits from a private en-suite, while a well-appointed family bathroom serves the remaining bedrooms. The top floor is dedicated to the spacious primary bedroom, which includes its own en-suite, offering a private retreat. Externally, the property boasts a driveway providing off-road parking and a small front garden area with shrubs. To the rear, a low-maintenance, south-facing landscaped garden offers two patio seating areas, one of which has a wooden pergola, and an artificial lawn bordered by a variety of plants and shrubs.

MUST BE VIEWED!







- Detached House
- Four Bedrooms
- Bay Fronted Reception Room
- Modern Kitchen Diner
- Ground Floor W/C
- Two En-Suites & Family Bathroom
- Driveway & Garage
- South-Facing Landscaped Garden
- Well-Presented Throughout
- Popular Location











GROUND FLOOR

Entrance Hall

15'4" x 7'4" (max) (4.69m x 2.24m (max))

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, an in-built storage cupboard and a single composite door providing access into the accommodation.

Living Room

15'9" x 10'8" (4.82m x 3.27m )

The living room has carpeted flooring, a radiator and a UPVC double-glazed bay window to the front elevation.

Kitchen Diner

18'4" x 12'0" (max) (5.59m x 3.67m (max))

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, a gas ring hob and extractor fan, space and plumbing for a washing machine and dishwasher, partially tiled walls, recessed spotlights, a radiator, wood-effect flooring, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

W/C

5'4" x 3'2" (1.65m x 0.99m )

This space has a low level dual flush W/C, a pedestal wash basin, a radiator, a radiator and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

12'3" x 7'2" (max) (3.74m x 2.19m (max))

The landing has carpeted flooring, a radiator, a UPVC double-glazed obscure window to the side elevation and access to the first floor accommodation.

Bedroom Two

14'7" x 10'11" (4.47m x 3.33m )

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

En-Suite

7'3" x 4'5" (max) (2.23m x 1.36m (max))

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, a wall-mounted electric shaving point, partially tiled walls, a heated towel rail, recessed spotlights, an extractor fan and wood-effect flooring.

Bedroom Three

12'1" x 10'11" (max) (3.69m x 3.33m (max))

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

Bedroom Four

12'0" x 7'2" (max) (3.68m x 2.20m (max))

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

Bathroom

7'2" x 5'5" (2.20m x 1.66m )

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with a shower fixture, partially tiled walls, a heated towel rail, an extractor fan, wood-effect flooring and a UPVC double-glazed obscure window to the front elevation.

SECOND FLOOR

Landing

8'11" x 6'9" (max) (2.72m x 2.08m (max))

The landing has carpeted flooring, an in-built cupboard that houses water tank, a UPVC double-glazed window to the side elevation and access to the second floor accommodation.

Master Bedroom

20'11" x 11'3" (max) (6.38m x 3.43m (max))

The main bedroom has carpeted flooring, a radiator, a valuted ceiling, fitted wardrobes, access to the en-suite, a Velux window and a UPVC double-glazed window to the front elevation.

En-Suite

6'10" x 6'9" (2.10m x 2.07m )

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, partially tiled walls, a heated towel rail, an extractor fan, tiled flooring and a Velux window.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for two vehicles, access to the garage, gated access to the rear garden, courtesy lighting and a range of shrubs.

Garage

16'11" x 8'11" (5.17m x 2.74m )

The garage has courtesy lighting, power supply, ample storage space, a single door providing access to the rear garden and an up-and-over door.

Rear

To the rear of the property is a low-maintenance south-facing landscaped garden with two patio seating areas and a wooden pergola, an artificial lawn bordered by a range of plants and 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 – Openreach, Virgin Media

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

Phone Signal – Good coverage of Voice, 4G & little coverage of 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 E

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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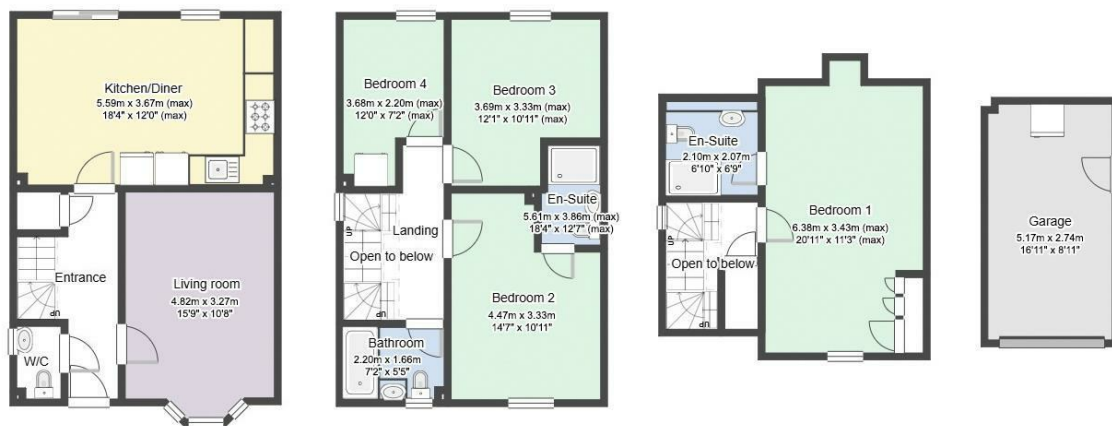
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>93</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>		(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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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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