

HoldenCopley

PREPARE TO BE MOVED

Badger Close, Hucknall, Nottinghamshire NG15 6TU

£400,000

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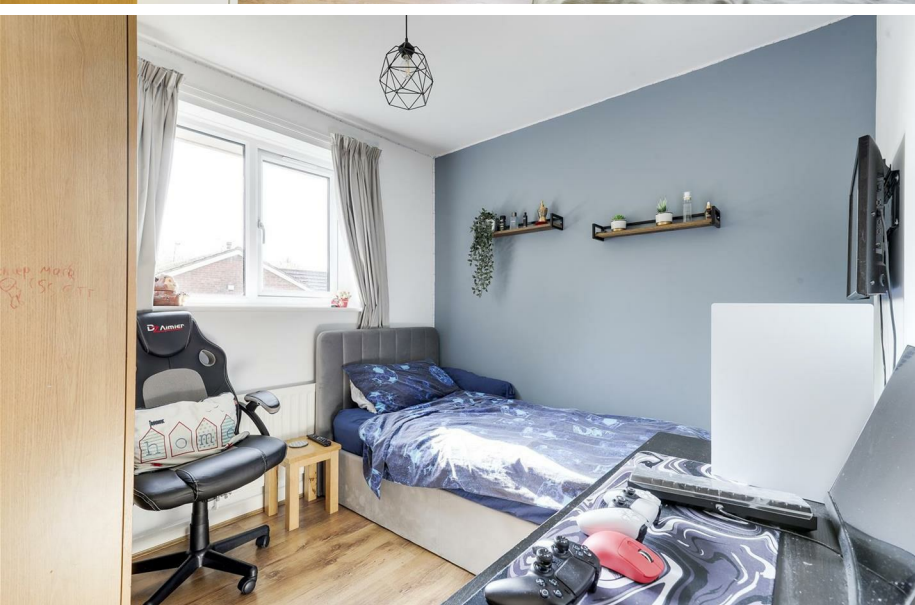


BEAUTIFULLY PRESENTED DETACHED FAMILY HOME...

This four-bedroom detached home offers deceptively spacious accommodation and is beautifully presented throughout, making it the perfect purchase for any family looking to move straight in with ease. Situated in a popular and well-connected location, the property is within close proximity to excellent transport links, a range of shops, and great schools. To the ground floor, you are welcomed by an inviting entrance hall leading into a square bay-fronted living room, complemented by a Dik Geurts log burner. The heart of the home lies in the impressive modern kitchen, complete with granite worktops, a central breakfast island, integrated appliances, and a Quooker hot/cold/filter tap, all seamlessly flowing into a bright dining area with French doors opening out to the rear garden. Additional ground floor features include a separate utility room, a W/C, and a versatile office/study—ideal for those working remotely. The first floor hosts four generously sized bedrooms, including a master with an en-suite shower room, all serviced by a three-piece family bathroom suite. There's also access to a fully boarded loft, providing excellent additional storage. Externally, the property benefits from a driveway to the front, offering ample off-road parking. To the rear is a beautifully landscaped private garden featuring high-spec patio slab areas, a well-kept lawn, mature shrubs, various plants, an outdoor tap, and a concrete shed with an integrated alarm system—providing secure and practical outdoor storage. Additional highlights include recently installed windows (2023) and the inclusion of all fitted light fittings, offering a move-in-ready experience.

MUST BE VIEWED





- Detached Family Home
- Four Bedrooms
- Modern Fitted Kitchen With Integrated Appliances & Granite Worktops
- Two Reception Rooms
- Ground Floor W/C & Utility Room
- Three Piece Bathroom & En-Suite
- Off-Road Parking
- Private Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

5'3" x 4'8" (1.61 x 1.43)

The hallway has laminate flooring, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

Living Room

16'6" x 13'7" (5.04 x 4.15)

The living room has a UPVC double-glazed square bay window to the front elevation, laminate flooring, two radiators, a recessed alcove with a Dik Geurts log burner and coving.

Kitchen

18'6" x 10'4" (5.64 x 3.16)

The kitchen has a range of fitted gloss handleless base and wall units with Granite worktops and a matching breakfast bar kitchen island, a hob with an extractor hood, an inset stainless steel double sink with a Quooker tap, an integrated double oven, dishwasher and fridge/freezer, laminate flooring, two column radiators, a built-in cupboard, recessed spotlights, a UPVC double-glazed window to the rear elevation and open access into the dining room.

Conservatory

9'8" x 9'4" (2.96 x 2.86)

The conservatory has UPVC double-glazed windows to the side and rear elevation, laminate flooring, recessed spotlights, velux windows to the ceiling and UPVC double French doors providing access out to the garden.

Utility Room

10'4" x 6'3" (3.16 x 1.91)

The utility room has a fitted base unit with a worktop, space and plumbing for a washing machine and tumble dryer, a wall-mounted boiler, tiled flooring, a radiator, partially tiled walls, a UPVC double-glazed window to the side elevation and a single UPVC door providing access out to the garden.

W/C

4'7" x 2'9" (1.40 x 0.86)

This space has a low level flush W/C, a wall-mounted wash basin, laminate flooring, a radiator, partially tiled walls and a UPVC double-glazed obscure window to the side elevation.

Office

15'7" x 7'6" (4.76 x 2.30)

The office has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, recessed spotlights and a velux window to the ceiling.

FIRST FLOOR

Landing

11'1" x 2'9" (3.40 x 0.86)

The landing has a UPVC double-glazed window to the front elevation, carpeted flooring, a built-in cupboard with a radiator inside, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

12'10" x 10'11" (3.92 x 3.35)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in wardrobe and access into the en-suite.

En-Suite

6'2" x 4'4" (1.89 x 1.34)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, tiled flooring and walls, an electric shaving point, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed window to the side elevation.

Bedroom Two

10'8" x 8'0" (3.27 x 2.46)

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

Bedroom Three

9'2" x 8'3" (2.81 x 2.53)

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

Bedroom Four

8'3" x 9'7" (2.53 x 2.94)

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

Bathroom

8'3" x 5'6" (2.52 x 1.69)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled double ended bath with central taps and a hand-held shower, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is ample off-road parking with a driveway and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a fence panelled boundary, an outdoor tap, courtesy lighting, a lawn, two paved patio areas, various plants, mature shrubs and a concrete shed with an integrated alarm.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220

Mbps (Highest available upload speed)

Phone Signal – 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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.

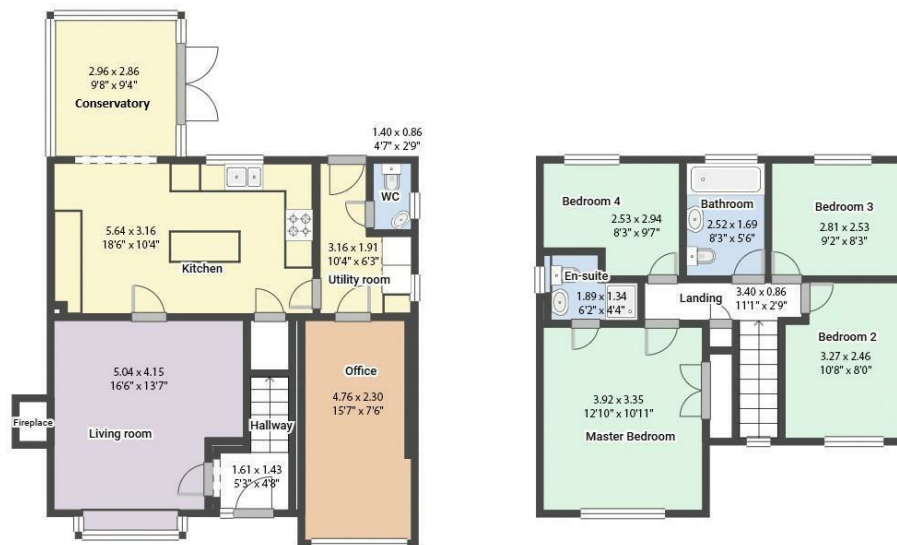
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
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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