

# HoldenCopley

PREPARE TO BE MOVED

Kenbrook Road, Hucknall, Nottinghamshire NG15 8HS

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£200,000



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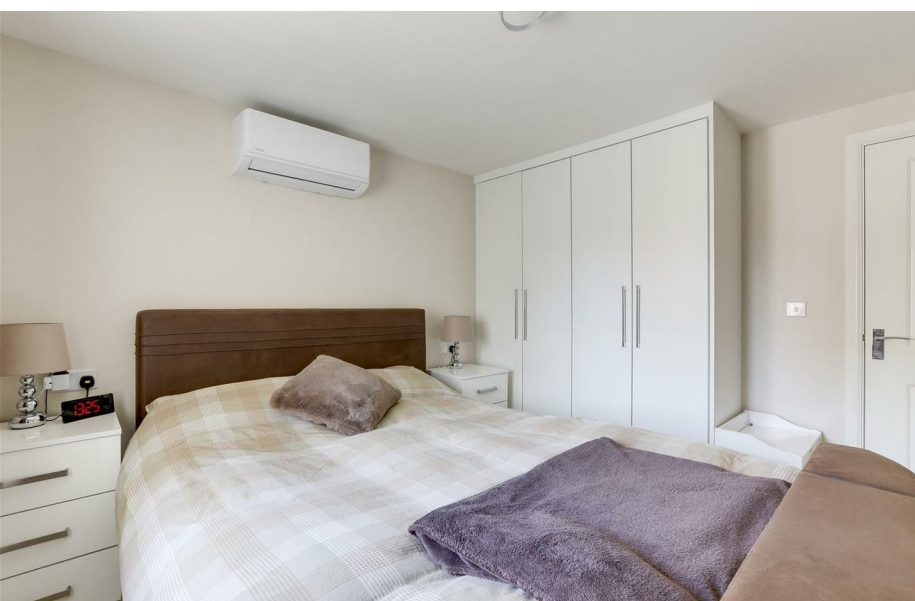
## GREAT FIRST TIME BUY...

This beautifully presented two-bedroom detached coach house is a fantastic opportunity for a wide range of buyers, including first-time buyers, professionals, and investors. Occupying a desirable position within a popular residential area, the property is ideally located just moments from Hucknall Town Centre, which boasts an array of shops, restaurants, cafes, bars, and excellent local schools. For those needing to commute, the area is well-connected with superb transport links, including the nearby M1, tram services, and bus routes providing easy access to Nottingham and surrounding areas. The accommodation is arranged over two floors and is exceptionally well maintained throughout. The ground floor features an entrance hall with internal access to a good-sized garage—complete with a W/C, making it ideal for storage or potential conversion (subject to planning). Stairs lead up to a light and airy first floor, where you'll find a spacious lounge diner perfect for entertaining or relaxing, a modern fitted kitchen with integrated appliances, and two well-proportioned double bedrooms. These are serviced by a three-piece bathroom suite. Externally, the property benefits from a driveway providing off-street parking, access to the garage, and an enclosed, south-facing rear garden. The outdoor space is neatly landscaped with a well-kept lawn, paved patio, and seating areas, perfect for enjoying sunny days.

## MUST BE VIEWED







- Detached Coach House
- Two Double Bedrooms
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Ground Floor W/C
- Air-conditioning
- South-Facing Rear Garden
- Garage
- Driveway
- Popular Location











GROUND FLOOR

Entrance Hall

4\*11" x 2\*11" (1.51m x 0.89m )

The entrance hall has carpeted flooring, a radiator, access to the garage, and a single composite door providing access into the accommodation.

FIRST FLOOR

Landing

14\*0" x 9\*10" (max) (4.28m x 3.00m (max))

The landing has carpeted flooring, a radiator, access via a pull-down ladder to the boarded loft with lighting, an in-built cupboard, and provides access to the first-floor accommodation.

Living/Dining Room

17\*9" x 10\*1" (5.43m x 3.09m )

The living room has carpeted flooring, a radiator, a wall-mounted air conditioning unit, a TV point, space for a dining table, two UPVC double-glazed windows to the front elevation, and open access to the kitchen.

Kitchen

13\*10" x 7\*1" (4.24m x 2.16m )

The kitchen features a range of fitted wall and base units with wood-effect worktops, a stainless steel sink with a pull-down mixer tap and drainer, an integrated oven with a gas hob and extractor fan, an integrated fridge-freezer and dishwasher, a washing machine, space for a dining table, a radiator, partially tiled walls, tiled flooring, and a UPVC double-glazed window to the rear elevation.

Master Bedroom

11\*1" x 10\*4" (3.39m x 3.16m)

The main bedroom has carpeted flooring, a radiator, a wall-mounted air conditioning unit, fitted wardrobes, and a UPVC double-glazed window to the front elevation.

Bedroom Two

11\*1" x 10\*4" (max) (3.39m x 3.17m (max))

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

Bathroom

6\*7" x 6\*1" (max) (2.02m x 1.87m (max))

The bathroom has a low-level dual flush W/C, a vanity storage unit with a wash basin, a sliding door walk-in shower enclosure with a mains-fed shower, a chrome heated towel rail, an electric shaving socket, partially tiled walls, laminate flooring, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property, there is a driveway providing off-street parking and access to the garage.

Garage

17\*11" x 8\*5" (5.48m x 2.59m )

The garage benefits from lighting, power points, fitted wall units, an electric door, access to the W/C, and a UPVC door providing access to the rear garden.

W/C

8\*7" x 2\*11" (2.63m x 0.90m )

This space features a low-level flush W/C, a wall-mounted wash basin, and tiled flooring.

Rear

To the rear of the property is an enclosed south-facing garden with a lawn, a brick-paved pathway, gravelled seating areas, external lighting, and fence-panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media  
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)  
Phone Signal – Good 4G Some 5G  
Electricity – Mains Supply

Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years+  
Flood Risk Area - Very Low  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

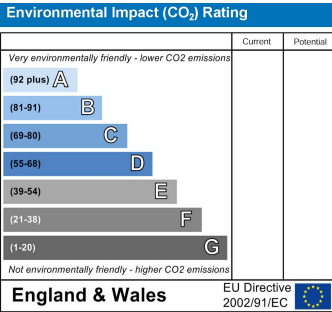
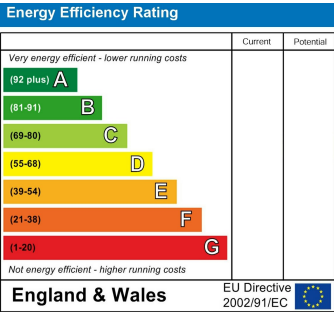
DISCLAIMER

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  
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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 licence 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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