

HoldenCopley

PREPARE TO BE MOVED

Shepherd Street, Hucknall, Nottinghamshire NG15 6XB

Guide Price £280,000 - £300,000

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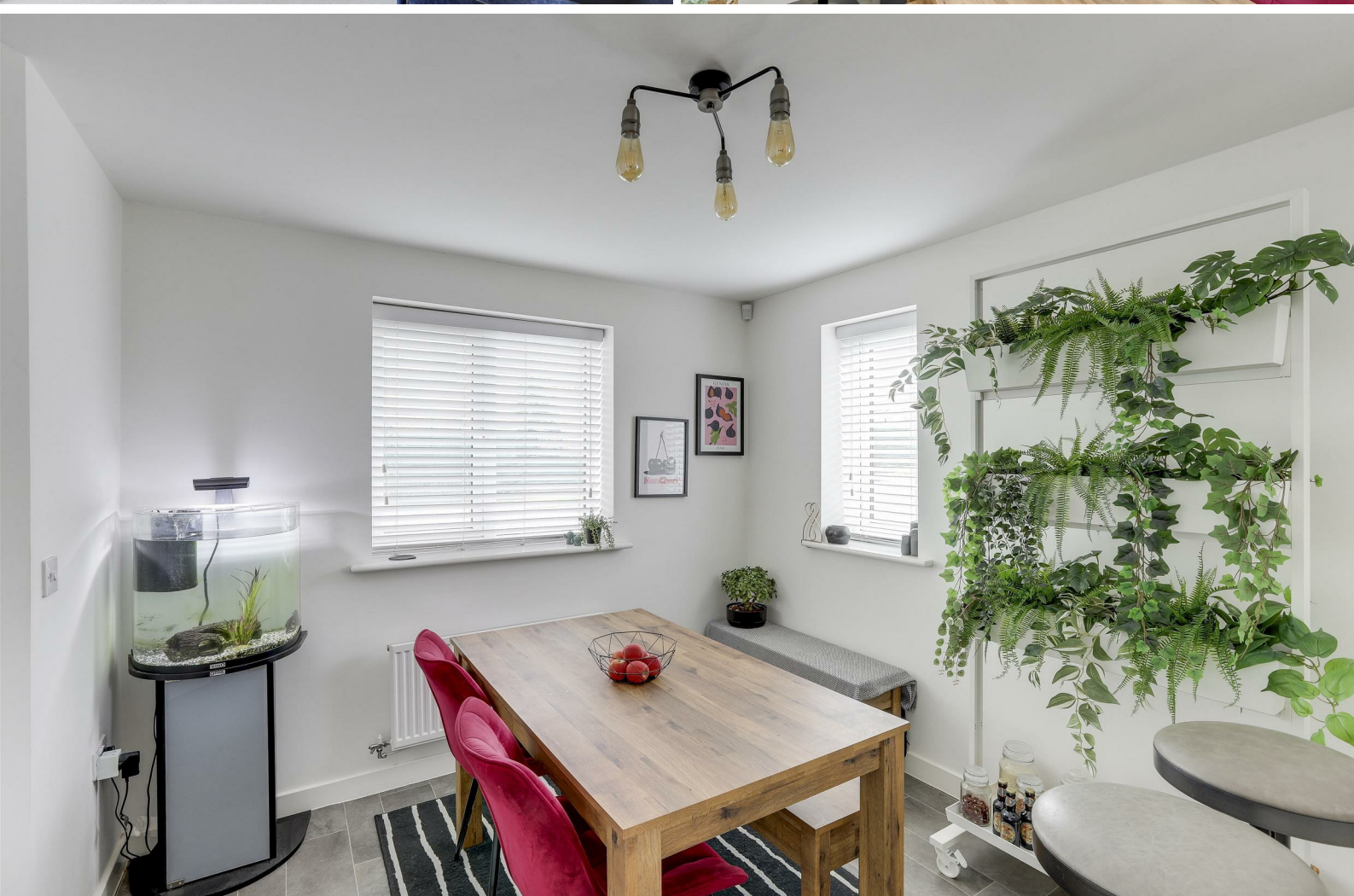
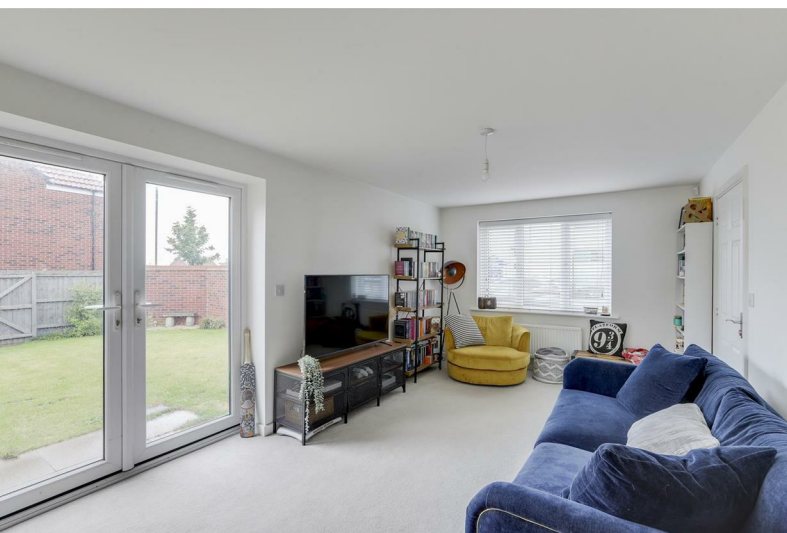


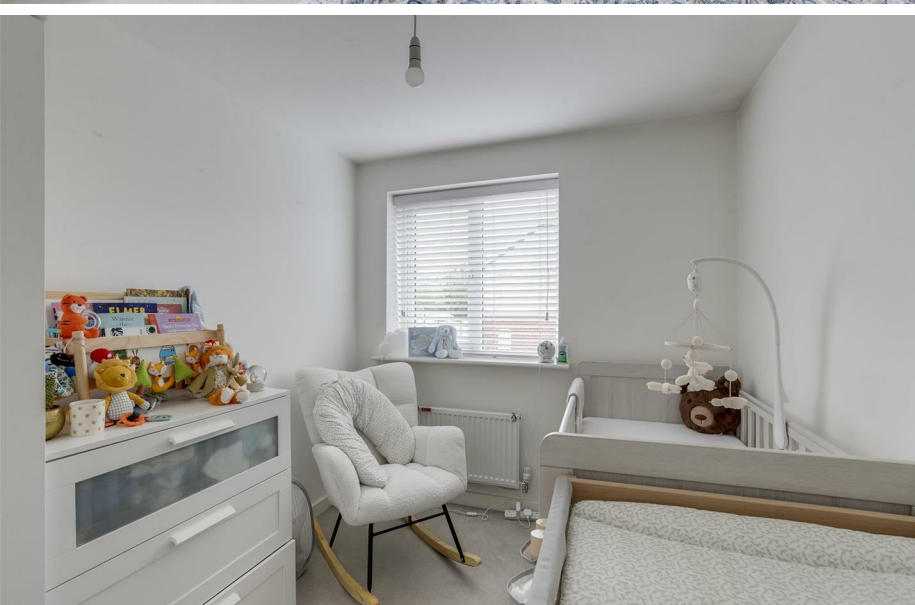
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SPACIOUS FAMILY HOME...

A beautifully presented three-bedroom detached family home, ideally suited to a growing family seeking comfortable and flexible living space in a sought-after location. This property has been thoughtfully maintained throughout, offering a welcoming and practical layout. The ground floor opens to an inviting entrance hall, leading to a spacious living room that provides a perfect space for relaxation and family gatherings. The modern fitted kitchen diner is well-equipped and offers plenty of room for dining, making it ideal for entertaining and everyday family life. Additionally, there is a convenient utility room and a ground floor WC to enhance day-to-day functionality. Upstairs, the first floor comprises two generously sized double bedrooms and a comfortable single bedroom, all served by a well-appointed three-piece bathroom suite, creating a versatile space that caters to all the family's needs. Externally, the property benefits from an enclosed south-facing garden that enjoys plenty of natural light and a well-maintained lawn, perfect for outdoor activities and entertaining. Gated access leads to the driveway and detached garage, providing ample parking and storage options. Located within a popular residential area, the home is close to a range of local shops, amenities, and schools, with excellent transport links nearby, including easy access to the M1 motorway, making commuting straightforward.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Kitchen/Diner
- Three Piece Bathroom Suite
- Ground Floor W/C & En-Suite
- Utility Room
- Driveway & Detached Garage
- Enclosed South-Facing Garden
- Excellent Transport Links





GROUND FLOOR

Entrance Hall

6*2" x 6*2" (max) (1.88m x 1.88m (max))

The entrance hall has tile-effect flooring, carpeted stairs, a radiator, a wall-mounted security system panel, and a single composite door providing access into the accommodation.

Living Room

18*4" x 10*2" (5.60m x 3.10m)

The living room has carpeted flooring, two radiators, a TV point, a UPVC double-glazed window on the front elevation, and double French doors opening out onto the side garden.

Kitchen/Diner

18*4" x 11*10" (max) (5.60m x 3.62m (max))

The kitchen diner features a range of fitted base and wall units with wooden worktops, a breakfast bar, a stainless steel sink and half with a drainer, an integrated oven with a gas hob, a stainless steel splashback with an extractor fan, an integrated fridge freezer, an integrated dishwasher, an integrated washer dryer, an in-built pantry, two radiators, tile-effect flooring, recessed spotlights, and UPVC double-glazed windows to the side and front elevations.

Utility Room

6*1" x 5*2" (1.87m x 1.59m)

The utility room has tile-effect flooring, a wall-mounted Logic boiler, a radiator, a half vaulted ceiling, and a UPVC door providing rear access.

W/C

4*9" x 2*11" (1.45m x 0.90m)

This space includes a low-level dual flush W/C, a pedestal wash basin with a tiled splashback, a radiator, an extractor fan, and tile-effect flooring.

FIRST FLOOR

Landing

11*11" x 6*4" (max) (3.65m x 1.94m (max))

The landing has carpeted flooring, a radiator, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

18*5" x 10*5" (max) (5.62m x 3.18m (max))

The main bedroom has carpeted flooring, two radiators, UPVC double-glazed windows to the front and side elevations, and access to the en-suite.

En-Suite

7*2" x 3*10" (2.19m x 1.19m)

The en-suite has a low-level dual flush W/C, a pedestal wash basin, a glass sliding door walk-in enclosure with a mains-fed rainfall shower and handheld showerhead, an extractor fan, a radiator, tile-effect flooring, partially tiled walls, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

10*6" x 9*2" (max) (3.22m x 2.80m (max))

The second bedroom has carpeted flooring, a radiator, and UPVC double-glazed windows to the front and side elevations.

Bedroom Three

9*2" x 7*6" (2.80m x 2.31m)

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

Bathroom

7*1" x 6*1" (max) (2.17m x 1.87m (max))

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower and handheld showerhead, a shower screen, a heated towel rail, an extractor fan, tile-effect flooring, partially tiled walls, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a lawn and courtesy lighting.

Side

To the side of the property is an enclosed south-facing garden with a well-maintained lawn, gravelled borders, a mixture of brick wall and fence panel boundaries, and gated access to the driveway and detached garage.

Garage

20*4" x 10*9" (6.20m x 3.29m)

The garage has lighting and an up-and-over door.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- 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

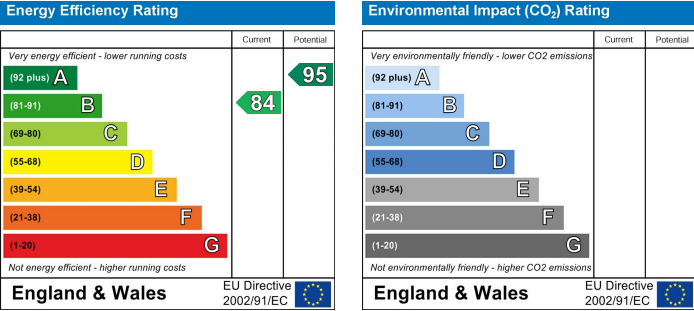
DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band C
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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