

# HoldenCopley

PREPARE TO BE MOVED

Senator Close, Hucknall, Nottinghamshire NG15 8GH

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£300,000

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## WELL-PRESENTED DETACHED HOUSE...

This three-bedroom detached house is exceptionally well-presented throughout and offers spacious accommodation, making it an ideal purchase for a wide range of buyers, whether you're a family or someone simply looking for a home you can move straight into. Situated in a popular and convenient location, the property benefits from close proximity to a range of local amenities including shops, great schools, and fantastic transport links. To the ground floor, the property comprises an entrance hall, a W/C, a spacious reception room featuring a fireplace and double French doors opening out to the rear garden, a modern fitted kitchen-diner perfect for family meals or entertaining, and a separate utility room offering additional convenience. Upstairs, the first floor hosts three well-proportioned bedrooms, including a generous master bedroom with its own en-suite, a three-piece bathroom suite, and access to a fully boarded loft—providing excellent storage options. The home is also equipped with a Nest smart heating system, adding both comfort and efficiency. Outside, the property benefits from a driveway providing off-street parking for two vehicles, a garage, and a private, enclosed rear garden featuring paved patio areas and a low-maintenance artificial lawn—ideal for relaxing or hosting guests during the warmer months.

MUST BE VIEWED





- Detached Family Home
- Three Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen-Diner
- Ground Floor W/C & Utility Room
- Three Piece Bathroom Suite & En-Suite
- Off-Road Parking & Garage
- Private Low Maintenance Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

7'6" x 6'3" (2.29m x 1.91m)

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

W/C

4'10" x 3'0" (1.47m x 0.91m)

This space has a low level flush W/C, a pedestal wash basin, tiled flooring, a radiator, partially tiled walls, recessed spotlights and an extractor fan.

Living Room

17'9" x 10'7" (5.41m x 3.23m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a feature fireplace with a decorative surround and double French doors providing access out to the garden.

Kitchen-Diner

17'10" x 9'5" (5.44m x 2.87m)

The kitchen-diner has a range of fitted base and wall units with worktops, an integrated double oven and dishwasher, a stainless steel sink and a half with a drainer and a moveable swan neck mixer tap, a gas hob with an extractor hood, space for a fridge-freezer, space for a dining table, tiled flooring, a radiator, recessed spotlights and UPVC double-glazed windows to the front and rear elevation.

Utility Room

5'6" x 5'4" (1.68m x 1.63m)

The utility room has fitted base and wall units with a worktop, space and plumbing for a washing machine and tumble dryer, tiled flooring, a radiator, a built-in cupboard, an extractor fan and a single composite door providing access out to the garden.

FIRST FLOOR

Landing

11'3" x 6'1" (3.43m x 1.85m)

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

Master Bedroom

13'2" x 12'5" (4.01m x 3.78m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted floor to ceiling mirrored sliding door wardrobes and access into the en-suite.

En-Suite

5'10" x 5'8" (1.78m x 1.73m)

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

Bedroom Two

11'2" x 8'7" (3.40m x 2.62m)

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

Bedroom Three

8'9" x 7'4" (2.67m x 2.24m)

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

Bathroom

6'6" x 6'3" (1.98m x 1.91m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower and a glass shower screen, tiled flooring, a heated towel rail, partially tiled walls, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Outside there is a driveway for two vehicles, a garage and a private garden with a fence panelled boundary, paved patio areas, an artificial lawn, an outdoor tap and a single wooden gate.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas - Connected to Mains Supply

Septic Tank – No

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

220 Mbps (Highest available upload speed)

Phone Signal – All 4G & some 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction - No

Any Legal Restrictions – No

Other Material Issues – No

Any shared or communal facilities? Shared driveway, maintained with neighbour

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.

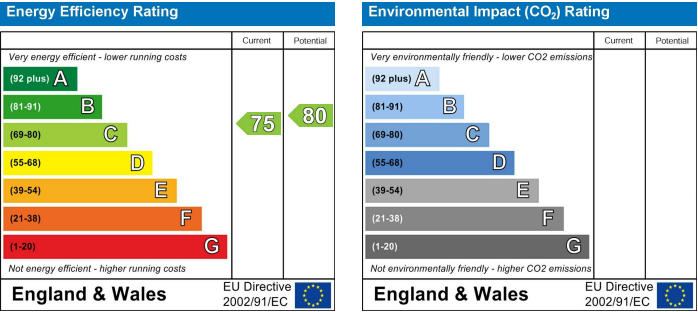
The vendor has advised the following:

Property Tenure is Freehold

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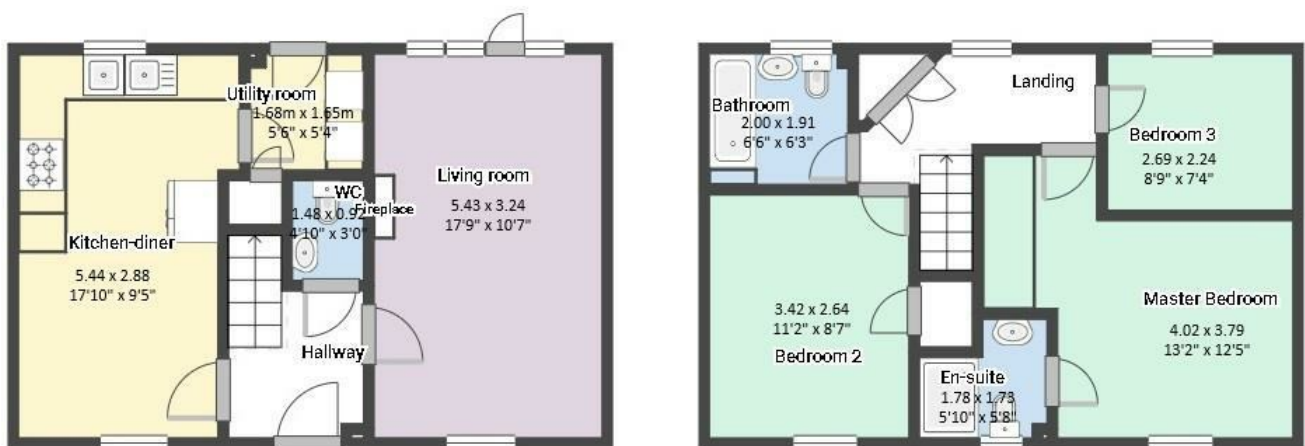
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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