

# HoldenCopley

PREPARE TO BE MOVED

Turner Grove, Hucknall, Nottinghamshire NG15 6XE

---

Guide Price £220,000 - £230,000



Turner Grove, Hucknall, Nottinghamshire NG15 6XE





GUIDE PRICE £220,000 - £230,000

NOT TO BE MISSED...

Situated in a large residential new build estate, this three bedroom semi-detached home is the perfect purchase for a range of buyers from growing families, to investors, and even first time buyers! Located close to the popular and convenient area of Hucknall, and has access to local amenities such as shops, parks, and eateries, and has excellent transport links including access onto the M1. Internally, the ground floor of this property offers a W/C, a spacious living room - perfect for cosy nights in, and a spacious kitchen/diner with ample storage for cooking and hosting and has double French doors leading out to the rear garden. Upstairs, the first floor is home to the master double bedroom with in-built storage and access to the en-suite. Alongside the remaining two bedrooms serviced by a three piece family bathroom suite. Externally, the front of the property offers a driveway for off-street parking, and access to the rear. The rear garden is private, en-suite & south facing, and features a paved patio seating area, l shed, and a lawn - perfect for enjoying the warm weather.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen/Diner
- Ground Floor W/C
- Three Piece Bathroom & En-Suite
- Ample Storage Space
- Off-Street Parking
- South Facing Garden
- Must Be Viewed











GROUND FLOOR

Entrance Hall

9’6" × 3’10" (approx) (2.91m × 1.19m (approx))

The entrance hall has wood-effect flooring, a radiator, and a single composite door providing access into the accommodation.

W/C

5’7" × 3’0" (1.71m × 0.92m)

This space has a low level flush W/C, a pedestal wash basin with a mixer tap and splashback, wood-effect flooring, a radiator, a UPVC double-glazed obscure window to the front elevation.

Living Room

14’2" × 11’11" (4.33m × 3.65m)

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

Kitchen/Diner

15’3" × 8’9" (4.65m × 2.67m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and a drainer, an integrated oven and gas hob with a stainless steel splashback and extractor fan, space and plumbing for a washing machine and dishwasher, space for an American-style fridge freezer, vinyl flooring, a radiator, a UPVC double-glazed window to the rear elevation, and double French doors leading out to the rear garden.

FIRST FLOOR

Landing

5’7" × 5’6" (1.72m × 1.70m)

The landing has carpeted flooring, an in-built storage cupboard, access to the loft, and provides access to the first floor elevation.

Master Bedroom

11’11" × 9’6" (3.65m × 2.92m)

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

En-Suite

5’3" × 6’3" (1.61m × 1.93m)

The en-suite has a low level flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring, partially tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

9’2" × 7’4" (2.81m × 2.25m)

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

Bedroom Three

5’10" × 7’4" (1.78m × 2.26m)

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

Bathroom

5’11" × 6’0" (1.81m × 1.85m)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a panelled bath with a mixer tap, tiled flooring, partially tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway for two cars, gravelled areas, an EV charging point, and gated access to the rear.

Rear

The rear of the property has a private enclosed garden with a paved patio seating area, a lawn, a shed, and fence-panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas 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 – No data 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 B

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:

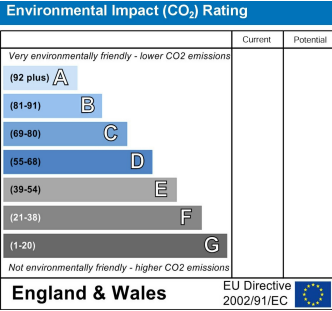
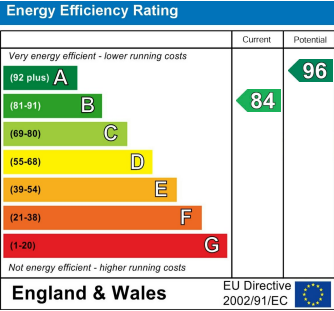
Property Tenure is Freehold.

Service Charge in the year marketing commenced (EPA): £380

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

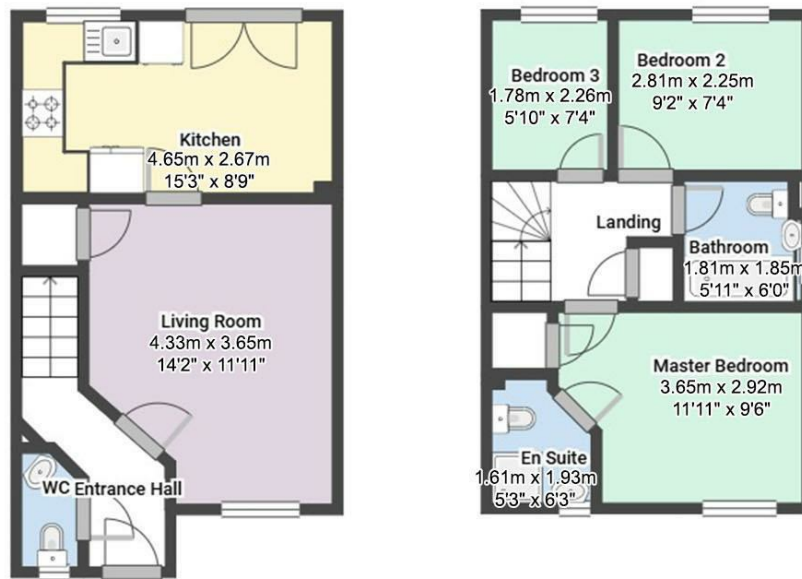
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



# Turner Grove, Hucknall, Nottinghamshire NG15 6XE

**HoldenCopley**  
PREPARE TO BE MOVED



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.  
© HoldenCopley

## 01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

[hucknalloffice@holdencopley.co.uk](mailto:hucknalloffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.