

# HoldenCopley

PREPARE TO BE MOVED

Kestrel Grove, Hucknall, Nottinghamshire NG15 6UU

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Guide Price £250,000 - £260,000



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### SPACIOUS FAMILY HOME...

This well-presented four-bedroom end townhouse is set over three floors and offers generous accommodation throughout, making it the ideal home for any growing family. Situated in a popular part of Hucknall, the property is within close proximity to Hucknall Town Centre, a range of shops, excellent schools, and fantastic transport links including bus routes and Hucknall Train Station. Internally, the ground floor comprises an entrance hall, a convenient WC housing the boiler, and an impressive open plan kitchen/living/dining area. The kitchen is fitted with a stylish range of units, a breakfast bar, and integrated appliances, whilst being open plan to the bright and spacious living and dining space with French doors opening out to the rear garden—ideal for both everyday family life and entertaining. To the first floor is a versatile living room which could also be used as a fourth bedroom, a further double bedroom, and a modern family bathroom fitted with a three-piece white suite. The second floor hosts the master bedroom with fitted wardrobes and an en-suite shower room, alongside another generously sized double bedroom. Outside, the front of the property features a low-maintenance gravelled garden, while the rear garden enjoys a lawned area and a decked patio space. There is rear access to a garage which is set in a block of three and benefits from power, lighting, and an up-and-over door, with allocated off-road parking in front and an EV charging point for added convenience. This home combines flexible living with modern finishes in a highly convenient location—perfect for families and professionals alike.

### MUST BE VIEWED







- Three-Storey Townhouse
- Three Double Bedrooms
- Open Plan Kitchen & Dining Room
- Versatile First Floor Living Room
- Ground Floor WC
- Bathroom & En-Suite
- Ample Storage Space
- Driveway & Detached Garage
- South-Facing Landscaped Garden
- Popular Location











GROUND FLOOR

Entrance Hall

7'10" x 4'10" (max) (2.39m x 1.49m (max))

The entrance hall has carpeted flooring, a UPVC double-glazed window to the front elevation, a radiator, and a single composite door providing access into the accommodation.

W/C

4'8" x 4'3" (1.43m x 1.32m )

This space has a low level dual flush WC, a pedestal wash basin, tiled flooring, tiled splashback, a wall-mounted consumer unit and boiler, a radiator, an extractor fan, and a UPVC double-glazed window to the front elevation.

Kitchen/Diner

26'4" x 12'5" (max) (8.04m x 3.79m (max))

The kitchen has a range of fitted gloss base and wall units with worktops and a breakfast bar, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated dishwasher, an integrated fridge freezer, an integrated washing machine, an integrated double oven, a four-ring gas hob with an extractor hood and splashback, tiled flooring, recessed spotlights, an in-built under stair cupboard, an open plan dining area, a radiator, full height UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

Under-Stair Cupboard

5'4" x 2'11" (1.65m x 0.90m )

FIRST FLOOR

Landing

14'1" x 6'8" (max) (4.30m x 2.05m (max))

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

Living Room

13'9" x 12'5" (max) (4.20m x 3.79m (max))

The living room has two UPVC double-glazed windows to the front elevation, carpeted flooring, two radiators, and a TV point.

Bathroom

8'8" x 5'6" (max) (2.66m x 1.68m (max))

The bathroom has a low level dual flush WC, a pedestal wash basin, a double-ended panelled bath with central taps, a handheld shower head, a mains-fed shower and a shower screen, a chrome heated towel rail, tiled flooring, partially tiled walls, recessed spotlights, and an extractor fan.

Bedroom Three

12'5" x 10'9" (max) (3.81m x 3.30m (max))

The third bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, and a radiator.

SECOND FLOOR

Upper Landing

12'5" x 6'2" (3.81m x 1.89m )

The upper landing has carpeted flooring, an in-built airing cupboard, access to the loft with lighting, and provides access to the second floor accommodation.

Bedroom One

13'8" x 10'3" (max) (4.19m x 3.14m (max))

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

En-Suite

6'0" x 6'0" (max) (1.84m x 1.84m (max))

The en-suite has a low level dual flush WC, a pedestal wash basin, an electrical shaving point, a corner fitted shower enclosure with a mains-fed shower, a chrome heated towel rail, partially tiled walls, tiled flooring, recessed spotlights, and an extractor fan.

Bedroom Two

12'5" x 10'11" (max) (3.81m x 3.34m (max))

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

OUTSIDE

Front

To the front of the property is a block-paved patio pathway, external lighting, decorative chipped areas, and access to the driveway and detached garage.

Rear

To the rear of the property is a private enclosed south-facing garden with a decked patio area, external lighting, an outdoor tap, a patio pathway, a blue slate chipped border, a lawn, access into the garage, and fence panelled boundaries.

Garage

17'11" x 9'0" (5.48m x 2.75m )

The detached garage has lighting, a single door to access the garden, and an up and over door opening out onto a driveway, which has an electric car-charging point.

ADDITIONAL INFORMATION

- Broadband Networks Available - Openreach
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G, Limited 5G coverage
- 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 risk
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

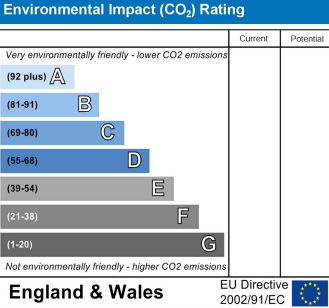
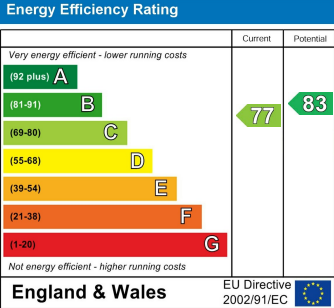
Council Tax Band Rating - Ashfield District Council - Band C  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold  
Service Charge in the year marketing commenced (£PA): £107.86

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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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