

# HoldenCopley

PREPARE TO BE MOVED

Great Northern Cottages, Hucknall, Nottinghamshire NG15 8AD

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£300,000



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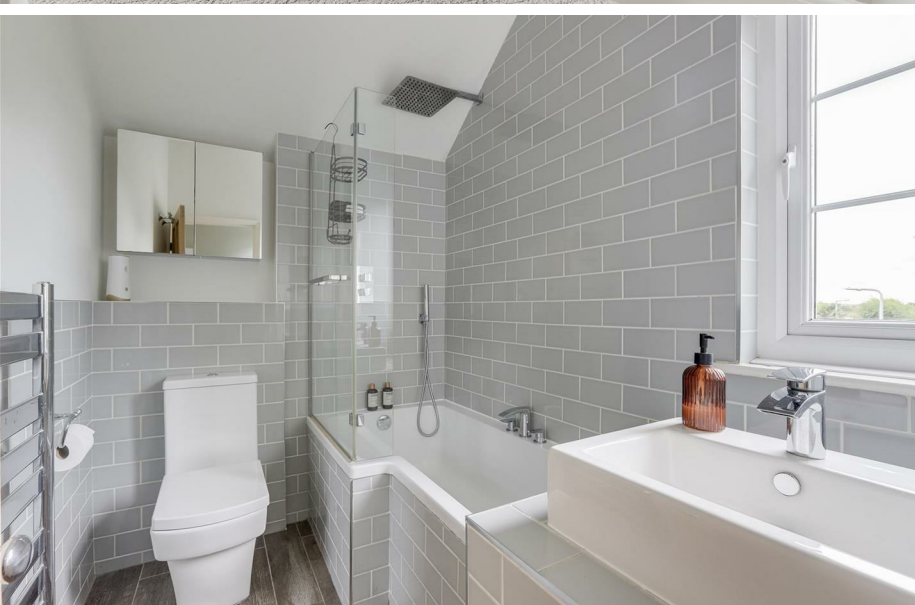
## FULL OF CHARACTER...

This charming three-bedroom end-terraced house offers generous living space and would make an ideal home for a variety of buyers. It's beautifully presented throughout and retains plenty of its original character, including classic feature fireplaces that add warmth and personality to each room. The property is located in a well-regarded area, just moments from The Ranges Park and within easy reach of local shops, cafés and other amenities, making it a convenient and appealing place to live. On the ground floor, you're welcomed by an entrance hall leading to a spacious living room, while the adjoining dining room flows seamlessly into a stylish, modern kitchen — perfect for both everyday living and entertaining. Upstairs, there are three well-proportioned bedrooms, all served by a contemporary three-piece bathroom suite. Outside, the front of the house includes a paved patio that allows for off-street parking, while the rear offers a private enclosed garden with a decked seating area an ideal spot to relax or enjoy time outdoors in the warmer months.

## MUST BE VIEWED







- End-Terraced House
- Three Bedrooms
- Spacious Living Room
- Open Plan Dining Room/Kitchen
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Off-Street Parking & Electric Vehicle Charging Point
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

5\*5" x 3\*8" (max) (1.67m x 1.13m (max))

The entrance hall has wood effect flooring, partially carpeted stairs, a radiator, a dado rail, and a composite door providing access into the accommodation

Living Room

14\*4" x 11\*3" (max) (4.39m x 3.43m (max))

The living room has wood effect flooring, a radiator, a TV point, an inglenook fireplace with a brick surround, coving to the ceiling, and a UPVC double glazed window to the front elevation

Dining Room

17\*5" x 11\*10" (max) (5.33m x 3.61m (max))

The dining room has wooden flooring, a radiator, an original range feature fireplace with a tiled heart, space for a dining table, two UPVC double glazed windows to the rear elevation, and open access into the kitchen.

W/C

4\*5" x 2\*7" (max) (1.37m x 0.80m (max))

This space has a concealed dual flush W/C, a pedestal wash basin, a chrome heated towel rail, an extractor fan, partially wood panelling to the walls, and an obscure window.

Kitchen

13\*4" x 6\*8" (4.08m x 2.04m )

The kitchen has fitted base and wall units with wooden worktops, a ceramic sink with a mixer tap and drainer, a range cooker with a five burner gas hob and extractor fan, an integrated dishwasher, an integrated fridge-freezer, a vertical radiator, tiled flooring, partially tiled walls, recessed spotlights, three Velux windows, two UPVC double glazed windows to the side and rear elevation, and a wooden door providing access into the garden

FIRST FLOOR

Landing

8\*0" x 5\*11" (max) (2.46m x 1.82m (max))

The landing has carpeted flooring, a radiator, access into a partially boarded loft via a drop down ladder, and provides access to the first floor accommodation

Bedroom One

11\*5" x 11\*3" (max) (3.50m x 3.43m (max))

The first bedroom has wooden flooring, a radiator, a cast iron feature fireplace, floor to ceiling in-built wardrobes, and a UPVC double glazed window to the front elevation.

Bedroom Two

12\*0" x 8\*10" (max) (3.66m x 2.71m (max))

The second bedroom has carpeted flooring, a radiator, a TV point, a floor to ceiling in-built wardrobe, and a UPVC double glazed window to the rear elevation

Bedroom Three

8\*9" x 8\*0" (max) (2.69m x 2.46m (max))

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

Bathroom

7\*11" x 5\*8" (max) (2.43m x 1.73m (max))

The bathroom has a low level dual flush W/C, a countertop wash basin, a tiled bath with a glass panelled shower screen, a waterfall and handheld shower fixture, a chrome heated towel rail, wood effect flooring, partially tiled walls, an extractor fan, recessed spotlights and a UPVC double glazed window to the side elevation

OUTSIDE

Front

To the front of the property is a paved driveway providing access to off-road parking, an electrical vehicle charging point, and gated access to the rear of the property

Rear

To the rear of the property is a private enclosed garden with security lighting, a decking patio seating area, raised planters, a lawn. a fence panelled boundary, and access into the outbuilding.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed

220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

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.

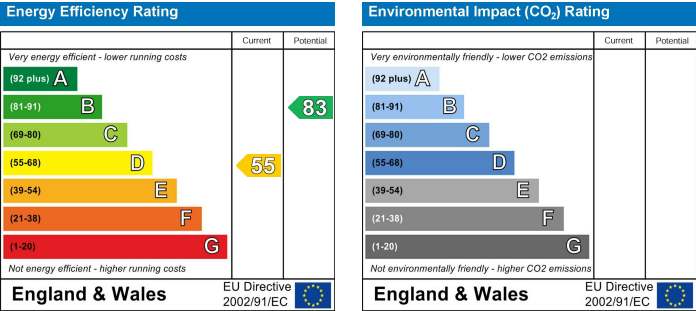
The vendor has advised the following:

Property Tenure is Freehold

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# Great Northern Cottages, Hucknall, Nottinghamshire NG15 8AD

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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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