

HoldenCopley

PREPARE TO BE MOVED

Cokefield Avenue, Nuthall, Nottinghamshire NG16 1AU

Guide Price £350,000 - £370,000

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NO UPWARD CHAIN...

This four-bedroom detached house is beautifully presented and has undergone a range of high-quality renovations, making it an ideal choice for a growing family. The property benefits from a recent extension, which is currently in the process of being signed off under building regulations, and is offered to the market with no upward chain. Situated in a popular part of Nuthall, it's just a stone's throw from Broxtowe Country Park, excellent school catchments, and great transport links including easy access to the M1 and Phoenix Park tram stop. Ofsted reports for the majority of local schools in the area range between Good and Outstanding for both primary and secondary education, adding further appeal for families. To the ground floor is a welcoming entrance hall, a stylish WC, and a spacious living room with a modern in-built media wall. The heart of the home is the impressive open plan kitchen and dining area, which boasts a newly fitted kitchen with a range of integrated appliances, a central island, and sleek finishes throughout. There's also a separate utility room, a versatile ground floor bedroom, and an en-suite that just requires a few finishing touches. Upstairs, you'll find three well-proportioned bedrooms served by a contemporary family bathroom. Outside, the property offers a driveway for two vehicles, access to a small garage, and a generous rear garden with a newly installed decking area, which can be perfect for relaxing or entertaining.

MUST BE VIEWED





- Renovated Detached House
- Four Bedrooms
- Open Plan Stylish Kitchen & Dining Area
- Good-Sized Living Room
- Utility & WC
- Bathroom & Potential En-Suite
- Well Maintained Garden With Decking
- Driveway & Garage
- Quiet Residential Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'8" x 9'4" (max) (4.18m x 2.85m (max))
The entrance hall has laminate flooring, a radiator, a skylight window, carpeted stairs, a panelled feature wall, an in-built under stair cupboard, coat-hanging space, and a single composite door providing access into the accommodation.

Under-Stair Cupboard

6'6" x 4'4" (max) (2.00m x 1.33m (max))

WC

4'7" x 2'11" (1.41m x 0.89m)
This space has a low level dual flush WC, a pedestal wash basin, a radiator, laminate flooring, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

Lounge

14'7" x 10'5" (max) (4.45m x 3.20m (max))
The lounge has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, recessed spotlights, and an in-built media wall.

Kitchen/Diner

22'7" x 20'3" (max) (6.90m x 6.18m (max))
The kitchen has a range of fitted handleless base and wall units with wooden worktops and a central island, a composite sink and a half with a swan neck mixer tap and drainer, a five ring gas hob with an angled extractor fan and splashback, an integrated oven, an integrated microwave combi-oven, an integrated dishwasher, space for an American-style fridge freezer, recessed spotlights, laminate flooring, a skylight window, open plan to a dining / living area, two radiators, a UPVC double-glazed window to the rear elevation, and a bi-folding door opening out to the rear garden.

Utility

8'3" x 5'6" (2.52m x 1.68m)
The utility room has a fitted base unit with a worktop, a stainless steel sink with a mono mixer tap and drainer, space and plumbing for a washing machine, marble-effect splashback, laminate flooring, a wall-mounted boiler, a radiator, and a composite door providing side access.

Bedroom Four

15'9" x 8'9" (max) (4.81m x 2.67m (max))
The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, recessed spotlights, and access into the en-suite.

En-Suite

7'2" x 3'8" (2.19m x 1.14m)
This space has been partially fitted out with plumbing and tiling in place, making it ideal for use as an en-suite shower room once completed.

FIRST FLOOR

Landing

12'2" x 6'11" (max) (3.72m x 2.12m (max))
The landing has a UPVC double-glazed window to the front elevation, carpeted flooring, a panelled feature wall, a glass panelled banister, a radiator, feature pendant lights, an in-built cupboard, access to the loft with lighting, and provides access to the first floor accommodation.

Bedroom One

13'0" x 10'8" (3.98m x 3.26m)
The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bedroom Two

13'0" x 9'4" (3.97m x 2.86m)
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bedroom Three

10'6" x 8'1" (3.22m x 2.48m)
The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bathroom

7'8" x 6'2" (max) (2.35m x 1.90m (max))
The bathroom has a low level dual flush WC, plumbing for a wash basin, a 'L' shaped bath with a glass shower screen, waterproof splashback, laminate flooring, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway, a palisade gravelled area, external lighting, and access into the garage.

Garage

13'5" x 7'4" (4.11m x 2.25m)
The garage has double doors opening out to the driveway.

Rear

To the rear of the property is a private enclosed garden with a decking area, external lighting, a sloped lawn, a range of plants and shrubs, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks Available - Virgin Media, Openreach, CityFibre
Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 Mbps (upload)
Phone Signal – Mostly good 4G 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

Please Note: The vendor has advised that a single storey extension has been added to the property. Final works are still required before it can be fully signed off under building regulations. We are currently awaiting supporting documentation, however, HoldenCopley have not seen any paperwork to confirm compliance at this stage. Buyers are advised to ensure their solicitor carries out the necessary checks and obtains confirmation before proceeding with any legal commitment.

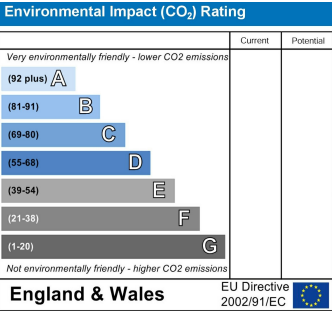
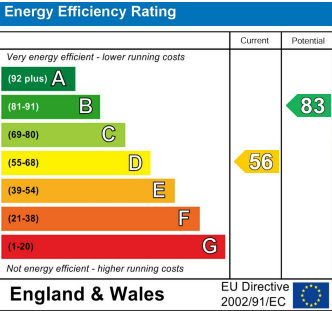
Council Tax Band Rating - Broxtowe Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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.





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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