HoldenCopley

PREPARE TO BE MOVED

St. Marys Way, Hucknall, Nottinghamshire NG15 7DL

Guide Price £300,000

St. Marys Way, Hucknall, Nottinghamshire NG15 7DL

GUIDE PRICE £300,000 - £325,000

DETACHED FAMILY HOME...

This spacious detached house offers a fantastic opportunity for buyers looking to add their own personal touch. Situated in a popular location, it's close to local shops, schools, and a range of amenities, making it an ideal family home. On the ground floor, you'll find a porch leading into a welcoming entrance hall with access to a convenient downstairs W/C. The generous living/dining room provides plenty of space for relaxing and entertaining. The kitchen diner features a breakfast bar and flows seamlessly into a bright conservatory, creating a versatile area perfect for family meals or socialising. Upstairs, there are three well-proportioned bedrooms alongside a modern three-piece shower room, offering comfortable accommodation for the whole household. Outside, the front garden is spacious and well-maintained, featuring a gravelled area, established plants, shrubs, and bushes, plus a driveway leading to the garage and rear garden access. The enclosed rear garden is equally impressive, with a patio area, pond, lawn, greenhouse, and a variety of mature shrubs and bushes. A fence-panelled boundary ensures privacy, while a versatile outbuilding currently used as a workshop offers additional space to suit a range of needs.

MUST BE VIEWED

- Detached House
- Three Bedrooms
- Living/Dining Room
- Fitted Kitchen/Diner
- Conservatory
- Three-Piece Shower Room & Ground Floor W/C
- Driveway, Garage & Workshop
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed

GROUND FLOOR

Porch
8'10" x 4'0" (2.71m x 1.23m)
The porch has tiled flooring, and a UPVC door opening to the front garden.

Entrance Hall
13'10" x 6'10" (4.24m x 2.10m)
The entrance hall has a UPVC double glazed window to the side elevation, a radiator, coving to the ceiling, carpeted flooring, and a single door providing access into the accommodation.

W/C
5'7" x 2'7" (1.71m x 0.80m)
This space has an obscure window to the side elevation, a concealed dual flush W/C, a wall-mounted alarm keypad, an in-built cupboard, and vinyl flooring.

Living/Dining Room
22'3" x 14'9" (max) (6.80m x 4.52m (max))
The living/dining room has two UPVC double glazed windows to the front and rear elevation, two radiators, coving to the ceiling, a feature fireplace with a stone-effect surround and tiled hearth, a TV point, space for a dining table, and carpeted flooring.

Kitchen/Diner
14'11" x 10'8" (max) (4.56m x 3.27m (max))
The kitchen/diner has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink and half with a swan neck mixer tap and drainer, space for a freestanding cooker, space and plumbing for a washing machine, space for an under-counter fridge, space for a fridge freezer, a radiator, recessed spotlights, coving to the ceiling, partially tiled walls, and vinyl flooring.

Conservatory
10'6" x 6'2" (3.21m x 1.88m)
The conservatory has vinyl flooring, UPVC double glazed windows to the rear elevation, a Polycarbonate roof, and French doors opening to the rear garden.

FIRST FLOOR

Landing
10'4" x 5'11" (max) (3.17m x 1.82m (max))
The landing has a UPVC double glazed window to the side elevation, carpeted flooring, coving to the ceiling, access into the loft, and access to the first floor accommodation.

Bedroom One
13'0" x 12'1" (3.98m x 3.70m)
The first bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes with sliding mirrored doors, coving to the ceiling, and carpeted flooring.

Bedroom Two
11'5" x 9'9" (3.48m x 2.98m)
The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes with sliding mirrored doors, coving to the ceiling, a picture rail, and wood-effect flooring.

Bedroom 3
9'2" x 8'8" (max) (2.80m x 2.66m (max))
The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, a fitted wardrobe, coving to the ceiling, a dado rail, and carpeted flooring.

Shower Room
10'2" x 6'3" (3.12m x 1.92m)
The shower room has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, an extractor fan, recessed spotlights, partially tiled walls, and vinyl flooring.

OUTSIDE

Front
To the front of the property is a spacious garden with a gravelled area, various established plants, shrubs and bushes, a driveway, access into the garage, and access to the rear garden.

Garage
16'2" x 8'5" (4.95m x 2.59m)
The garage has an obscure window to the side elevation, lighting, ample storage, a door opening to the side elevation, and an up-and-over door opening onto the driveway.

Rear
To the rear of the property is an enclosed garden with a patio, a pond, a gravelled area, a lawn, a greenhouse, various planted established bushes and shrubs, a fence panelled boundary, and access into the workshop.

Workshop
20'2" x 10'0" (max) (6.17m x 3.05m (max))
The workshop has a window, in-built cupboards, ample storage space, lighting, electrics, and a door opening to the rear garden.

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 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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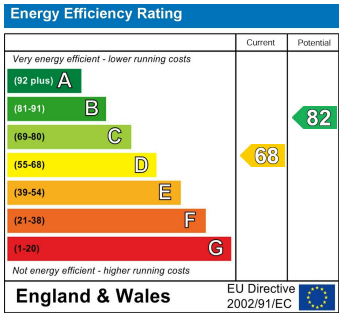

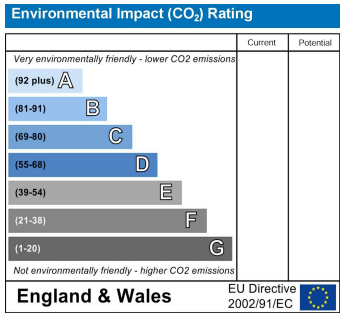

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for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