

# HoldenCopley

PREPARE TO BE MOVED

Broxtowe Drive, Hucknall, Nottinghamshire NG15 7EE

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Guide Price £220,000 - £230,000



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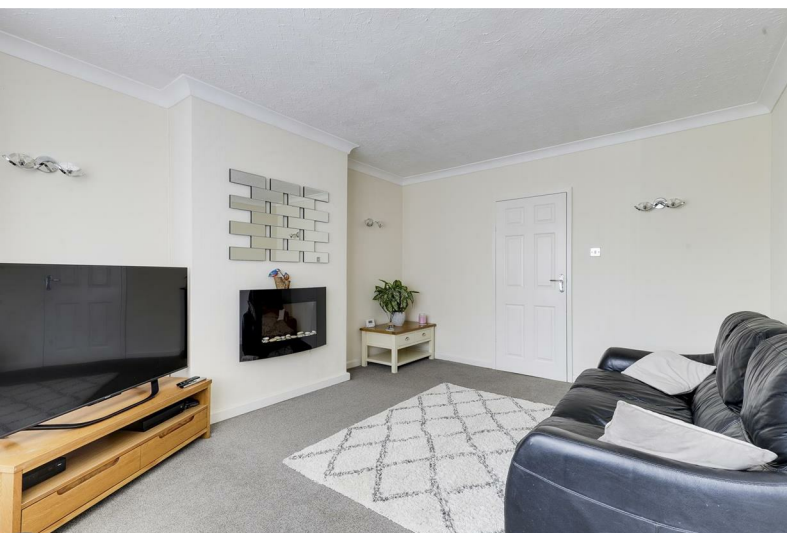


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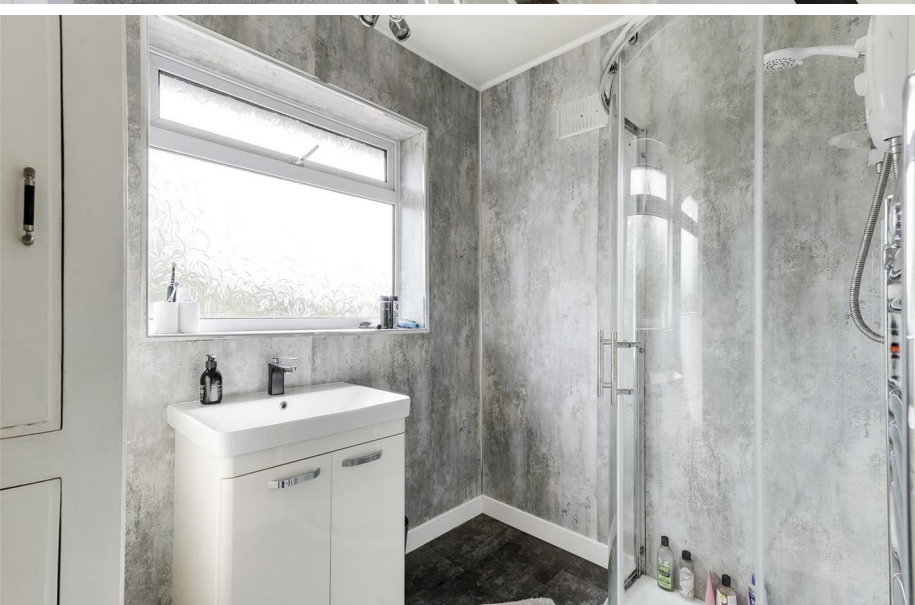
#### IDEAL LOCATION...

Situated in a sought-after residential area, this three-bedroom semi-detached home offers a comfortable and practical living space ideal for a range of buyers also benefiting from a brand new boiler. From the moment you arrive, the property presents an inviting first impression with a well-maintained lawn, established planting, a driveway for off-street parking, and gated access leading to the rear. Upon entering, you're welcomed by a bright entrance hall which leads through to a spacious bay-fronted living room, perfect for unwinding in a cosy setting. Adjacent to this is the dining room, complete with sliding patio doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living. The kitchen is fitted with a range of units and sits alongside a useful utility area, adding convenience and extra storage. Upstairs, the property features three well-proportioned bedrooms, a two-piece shower room, and a separate WC, creating a functional layout for family life or visiting guests. The rear garden enjoys a good level of privacy and is made up of a generous patio area, a lawn surrounded by mature shrubs, trees, and bushes, as well as a garden shed. It's a lovely space to relax or entertain during the warmer months. The location is a real highlight. Just a short stroll from the open green space of the Ranges Park, the property is also within easy reach of three local schools and Hucknall Town Centre. Here, you'll find a variety of shops, cafes, and amenities, along with excellent transport links including the tram and regular bus routes, making this an ideal home for commuters and families alike.

#### MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Two-Piece Shower Room & Separate W/C
- Driveway
- Enclosed South-Facing Rear Garden
- Excellent Transport Links
- Must Be Viewed











GROUND FLOOR

Entrance Hall

14'4" x 5'11" (4.39 x 1.81)

The entrance hall has a UPVC double glazed window to the front elevation, carpeted flooring, a fitted base unit, a radiator, an in-built cupboard, carpeted flooring, and a door providing access into the accommodation.

Living Room

16'0" x 11'10" (4.90 x 3.63)

The living room has a UPVC double glazed bay window to the front elevation, a TV point, a wall-mounted feature fireplace, coving to the ceiling, and carpeted flooring.

Dining Room

17'3" x 9'10" (5.28 x 3.02)

The dining room has carpeted flooring, a radiator, coving to the ceiling, and sliding patio doors opening to the rear garden.

Kitchen

10'0" x 7'10" (3.05 x 2.40)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, a gas ring hob and extractor fan, a radiator, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the side elevation.

Utility Room

7'8" x 6'2" (2.35 x 1.89)

The utility room has two UPVC double glazed windows to the side and rear elevation, space for a freezer, space and plumbing for a washing machine, and exposed flooring.

FIRST FLOOR

Landing

10'11" x 7'5" (3.35 x 2.28)

The landing has a UPVC double glazed obscure window to the side elevation, carpeted flooring, access into the loft with lighting, and access to the first floor accommodation.

Master Bedroom

13'6" x 10'5" (4.14 x 3.19)

The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, a range of fitted wardrobes with over head cupboards and a dressing table, and carpeted flooring.

Bedroom Two

12'0" x 10'11" (3.67 x 3.33)

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

Bedroom Three

7'11" x 7'4" (2.43 x 2.26)

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

Shower Room

7'5" x 5'5" (2.28 x 1.66)

The shower room has a UPVC double glazed obscure window to the rear elevation, a vanity-style wash basin, a shower enclosure with a wall-mounted electric shower fixture, a chrome heated towel rail, an in-built cupboard, partially waterproof boarding to the walls, and vinyl flooring.

W/C

4'6" x 2'7" (1.38 x 0.80)

This space has a UPVC double glazed obscure window to the side elevation, a low level, and vinyl flooring.

OUTSIDE

Frront

To the front of the property is a lawn, various planted bushes, a driveway, and gated access to the rear garden.

Rear

To the rear of the property is a patio area, a shed, various planted shrubs, bused and tress, a lawn, and a fence panelled boundary.

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 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.

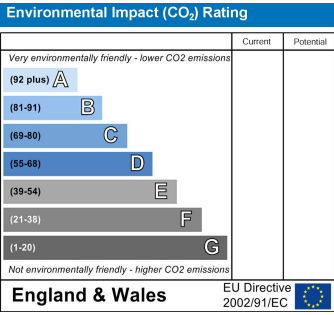
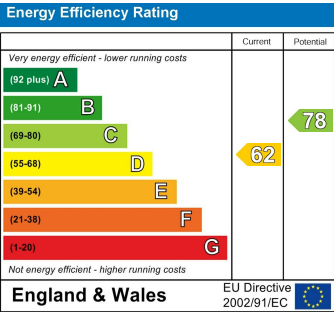
The vendor has advised the following:

Property Tenure is Freehold

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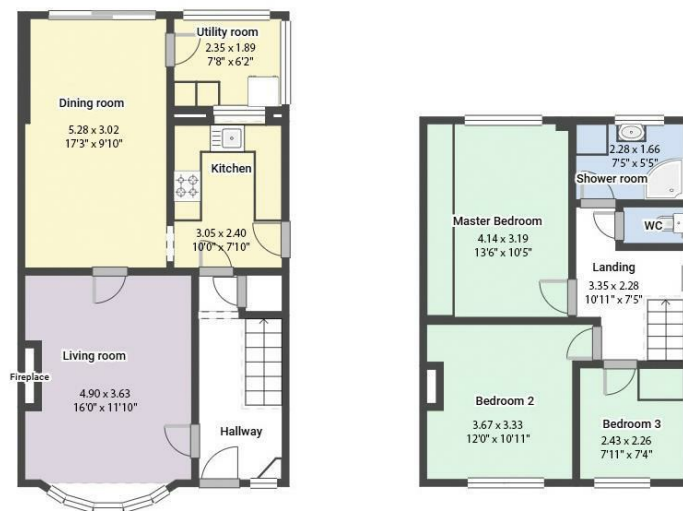
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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