

HoldenCopley

PREPARE TO BE MOVED

Airfield Way, Hucknall, Nottinghamshire NG15 6WZ

Guide Price £375,000 - £430,000

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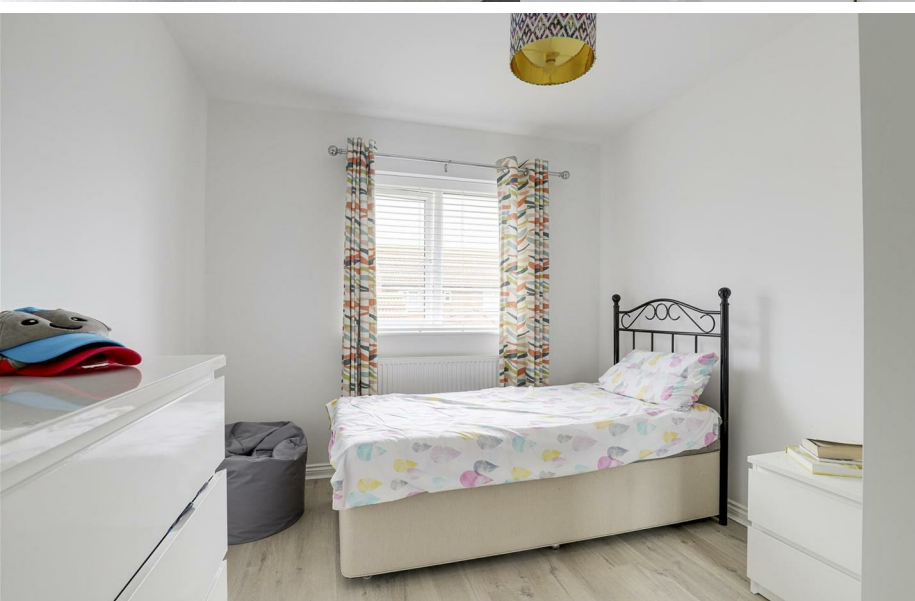
GUIDE PRICE £375,000 - £400,000

SPACIOUS FAMILY HOME...

This well-presented detached home offers spacious and flexible living throughout, making it an ideal choice for a growing family seeking a property they can move into straight away. Situated in a popular area, it benefits from excellent transport links, access to highly regarded school catchments, and is within easy reach of local amenities and shops. On the ground floor, the property features an entrance hall leading to a ground-floor W/C, a sitting room with a bay-fronted window, and a further reception room at the rear with French doors opening onto the garden. The modern fitted kitchen diner also opens onto the garden and provides access to the utility room. Upstairs, there are four bedrooms, with the master bedroom enjoying an en-suite, along with a four-piece family bathroom. Externally, the front of the property includes courtesy lighting, a lawn with a variety of plants and shrubs, a block-paved driveway leading to the double garage, and access to the rear garden. The enclosed rear garden features security lighting, an outside tap and electrical socket, a patio area, a lawn, and a selection of planted shrubs and bushes, all bordered by fence panels.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Sitting Room
- Reception Room
- Four-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'5" max x 7'3" (4.09m max x 2.23m)

The entrance hall has LVT flooring, carpeted stairs, a radiator, and a composite door providing access into the accommodation.

W/C

6'3" x 6'0" (1.93m x 1.84m)

This space has a low level flush W/C, a wall-mounted wash basin, a radiator, partially tiles walls, and LVT flooring,

Sitting Room

12'7" into bay x 12'1" (3.84m into bay x 3.69m)

The sitting room has a UPVC double glazed bay window to the front elevation, a radiator, a TV point, and wood flooring.

Reception room

16'6" x 12'1" (5.03m x 3.69m)

The reception room has wood flooring, a radiator, a TV point, Full height UPVC double glazed windows to the rear elevation, and French doors opening to the rear garden.

Kitchen/Diner

21'3" max x 11'6" (6.50m max x 3.51m)

The kitchen/diner has a range of modern fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated double oven, a gas ring hob and extractor hood, an integrated fridge freezer, an integrated dishwasher, recessed spotlights, two radiators, LVT flooring, double glazed windows to the rear elevation, double French doors opening to the rear garden, access into the utility room.

Utility Room

6'11" x 5'10" (2.11m x 1.80m)

The utility room has fitted base and wall units with a worktop, space and plumbing for a washing machine, space for a tumble dryer, a radiator, LVT flooring, and a a door opening to the side elevation.

FIRST FLOOR

Landing

10'9" max x 8'8" (3.29m max x 2.65m)

The landing has carpeted flooring, a radiator, an in-built cupboard, access into the loft, and access to the first floor accommodation.

Main bedroom

12'7" max x 11'5" (3.84m max x 3.48m)

The main bedroom has a UPVC double glazed windows to the front elevation, a radiator, fitted wardrobes with sliding mirrored doors, wood-effect flooring, and access into the en-suite.

En-Suite

9'0" x 3'9" (2.75m x 1.16m)

The en-suite has a UPVC double glazed obscure windows to the side elevation, a low level flush W/C, a wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, recessed spotlights, floor-to-ceiling tiling, and vinyl flooring.

Bedroom Two

12'1" max x 9'3" (3.69m max x 2.83m)

The second bedroom has a UPVC double glazed windows to the rear elevation, a radiator, and wood-effect flooring.

Bedroom Three

12'0" x 9'2" (3.68m x 2.80m)

The third bedroom has a UPVC double glazed windows to the rear elevation, a radiator, and wood-effect flooring.

Bedroom Four

10'10" x 6'7" (3.31m x 2.01m)

The fourth bedroom has a UPVC double glazed windows to the front elevation, a radiator, and wood-effect flooring.

Bathroom

8'10" x 6'8" (2.70m x 2.04m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a wall-mounted wash basin, a panelled bath, a shower enclosure with a wall-mounted shower fixture, a radiator, recessed spotlights, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, a lawn, various plants and scrubs, a block paved driveway with access to the double garage, and access to the rear garden.

Garage

19'8" max x 16'6" (6.00m max x 5.03m)

The double garage has ample storage, and an up-and-over door opening out to the driveway.

Rear

To the rear of the property is an enclosed garden with security lighting, an outside tap, an outside electrical socket, a patio, a lawn, various planted shrubs and bushes, 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 & 5G - Some coverage of 3G

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 E

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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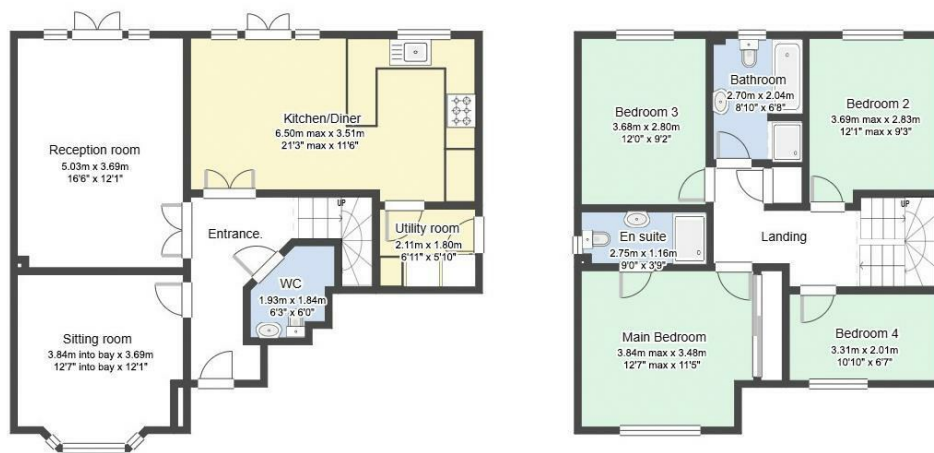
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO₂ emissions		
(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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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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