

HoldenCopley

PREPARE TO BE MOVED

Abbots Road, Hucknall, Nottinghamshire NG15 6PB

£250,000

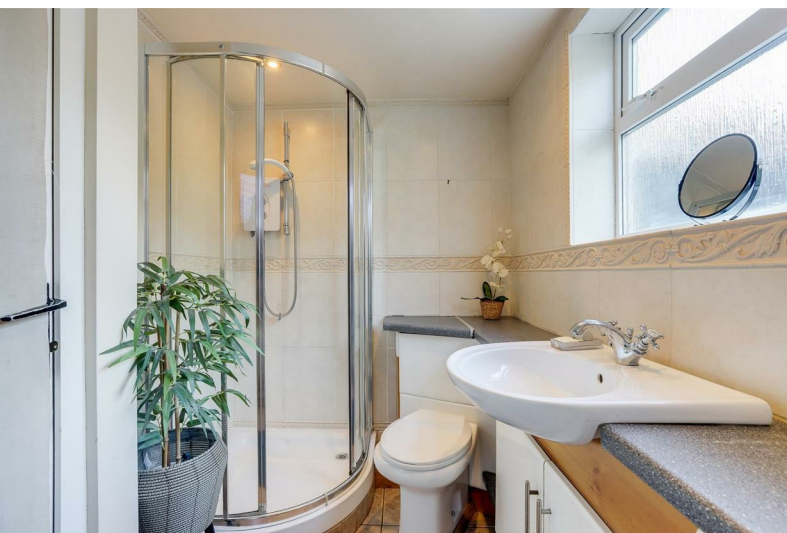
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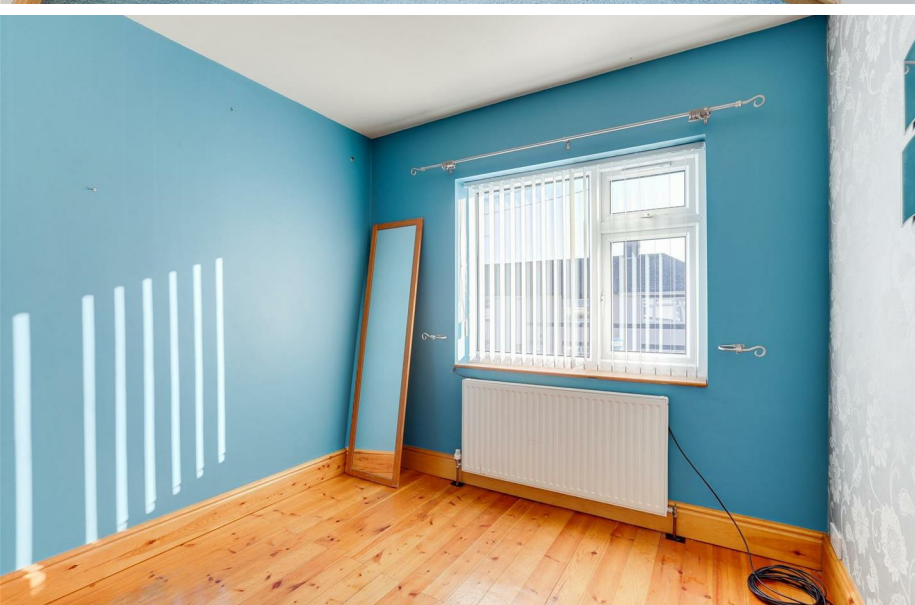


NO UPWARD CHAIN...

This spacious four-bedroom semi-detached house makes an ideal family home, perfectly positioned just moments from Hucknall town centre. The location offers excellent connectivity via tram, train, bus, or car, and is surrounded by a wide range of local amenities including shops, schools, and dining options. Inside, the ground floor features an entrance hall leading to a bright and welcoming living room, a fitted kitchen diner ideal for family meals, and a conservatory that provides an additional versatile living space. There is also a convenient ground-floor shower room. Upstairs, the property offers four comfortable bedrooms and a modern three-piece family bathroom suite. Outside, the front of the property benefits from a driveway providing off-road parking and access to the garage. To the rear, there is an enclosed garden with a patio seating area and a well-kept lawn bordered by established plants and shrubs, perfect for relaxing or entertaining.

MUST BE VIEWED!





- Semi-Detached House
- Four Bedrooms
- Reception Room
- Fitted Kitchen Diner
- Conservatory & Ground Floor Shower Room
- Three-Piece Bathroom Suite
- Driveway & Garage
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'1" x 3'0" (1.85m x 0.91m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator and a single UPVC door providing access into the accommodation.

Living Room

12'11" x 11'11" (max) (3.94m x 3.63m (max))

The living room has laminate wood-effect flooring, a radiator, ceiling coving, a ceiling rose, a feature fireplace and a UPVC double-glazed window to the front elevation.

Kitchen Diner

16'4" x 9'2" (max) (4.98m x 2.79m (max))

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a ceramic sink and a half with a drainer and a mixer tap, an integrated oven and a gas ring hob, partially tiled walls, ceiling coving, recessed spotlights, a radiator, laminate wood-effect flooring, access to the pantry and a UPVC double-glazed window to the rear elevation.

Pantry

6'2" x 2'11" (1.88m x 0.89m)

The pantry has laminate wood-effect flooring, storage space and an internal window to the side elevation.

Conservatory

15'4" x 9'2" (4.67m x 2.79m)

The conservatory has laminate wood-effect flooring, a radiator, a polycarbonate roof, a single UPVC door providing access to the shower room, a UPVC double-glazed windows surround and double French doors opening out to the rear garden.

Shower Room

8'5" x 5'7" (max) (2.57m x 1.70m (max))

The shower room has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an electric shower fixture, partially tiled walls, tiled flooring, access to the garage and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

10'1" x 5'11" (max) (3.07m x 1.80m (max))

The landing has carpeted flooring, partially panelled walls, ceiling coving, access to the first floor accommodation and access to the loft.

Master Bedroom

16'4" x 10'5" (max) (4.98m x 3.18m (max))

The main bedroom has carpeted flooring, a radiator, ceiling coving, an in-built cupboard, fitted sliding door wardrobes and a UPVC double-glazed window to the front elevation.

Bedroom Two

10'9" x 9'5" (3.28m x 2.87m)

The second bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed window to the rear elevation.

Bedroom Three

9'7" x 8'9" (max) (2.94m x 2.68m (max))

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

Bedroom Four

9'8" x 8'9" (max) (2.95m x 2.68m (max))

The fourth bedroom has wood flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bathroom

7'8" x 6'6" (2.34m x 1.98m)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a corner panelled bath with an handheld shower head, an electric shaving point, a radiator, partially tiled walls, ceiling coving, carpeted flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking, a range of shrubs and brick-wall boundaries.

Garage

15'8" x 8'11" (max) (4.78m x 2.72m (max))

The garage has courtesy lighting, power supply, a wall-mounted boiler and an up-and-over door.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn boarded by established plants and shrubs and fence panelling boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Virgin Media, Openreach
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.
- Other Material Issues – No

DISCLAIMER

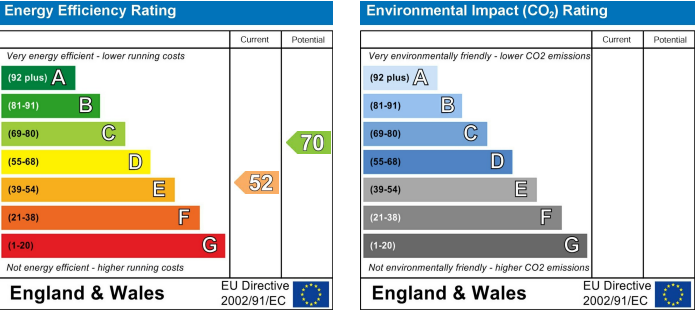
Council Tax Band Rating - Ashfield District Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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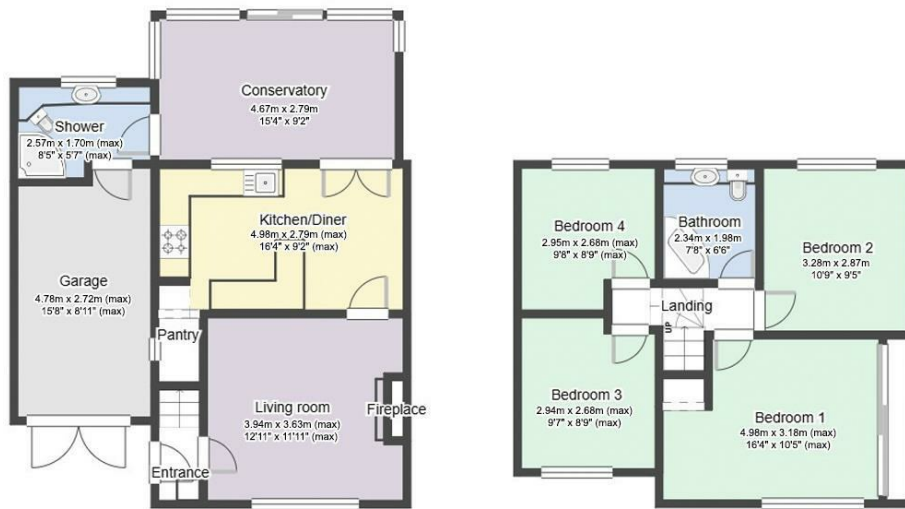
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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