

HoldenCopley

PREPARE TO BE MOVED

Canberra Crescent, Hucknall, Nottinghamshire NG15 6WH

Offers Over £375,000

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BEAUTIFULLY PRESENTED DETACHED FAMILY HOME...

This beautifully presented four-bedroom detached house offers spacious and modern accommodation throughout, making it the ideal family home for buyers looking to move straight in. Situated in a well-connected location, the property is within easy reach of great schools, local shops, and superb transport links into the City Centre and beyond. To the ground floor, the accommodation comprises an entrance hall, a convenient W/C, and a bright bay-fronted reception room featuring an electric flame-effect stove. The modern fitted kitchen-diner provides a fantastic space for family meals and entertaining, complete with double French doors leading out to the rear garden, open access to the utility area, and internal access to the integral garage, which features an electric door and is alarm-connected for added security. The first floor hosts four well-proportioned double bedrooms, including a master bedroom with two built-in wardrobes and a stylish en-suite shower room. A contemporary four-piece family bathroom suite and loft access complete the upper level. Externally, the property benefits from a block-paved driveway providing off-street parking for two vehicles along with an EV charger. The landscaped rear garden offers a private and peaceful retreat, featuring two paved patio seating areas, a well-maintained lawn, and a sheltered pergola. Further advantages include a new air source heat pump, a comprehensive alarm system with CCTV, fresh décor throughout, and high-quality Rockdoor front and rear doors, ensuring both style and security.

NO UPWARD CHAIN





- Detached House
- Four Double Bedrooms
- Bay Fronted Reception Room With Electric Fireplace
- Modern Fitted Kitchen-Diner
- Ground Floor W/C & Utility
- Four Piece Bathroom Suite & En-Suite
- Integral Garage, Off-Road Parking & EV Charger
- Private Landscaped Rear Garden
- Well-Connected Location
- No Upward Chain





GROUND FLOOR

Entrance Hall

11'1" x 10'2" (max) (3.40m x 3.11m (max))

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

W/C

6'0" x 2'11" (1.83m x 0.91m)

This space has a low level flush W/C, a wall-mounted wash basin, vinyl wood-effect flooring, a radiator, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Living Room

17'2" x 11'10" (max) (5.24m x 3.62m (max))

The living room has a UPVC double-glazed bay window to the front elevation, a UPVC double-glazed window to the side elevation, carpeted flooring and an electric flame effect stove with a decorative surround.

Kitchen-Diner

17'3" x 15'7" (max) (5.28m x 4.75m (max))

The kitchen-diner has a range of fitted base and wall units with worktops, plinth lighting, an integrated oven and dishwasher, a stainless steel sink and a half with a drainer, space for a fridge-freezer, space for a dining table, a radiator, open access into the utility, recessed spotlights, UPVC double-glazed windows to the rear and side elevations and UPVC double French doors providing access out to the garden.

Utility

9'9" x 4'0" (2.99m x 1.22m)

The utility has fitted shaker style base units with a worktop, wood-effect vinyl flooring, a radiator, access into the garage and a single composite door providing access out to the garden.

Garage

20'0" x 9'10" (6.11m x 3.01m)

The garage has lighting, power points, space and plumbing for a washing machine and tumble dryer and an electric roller garage door.

FIRST FLOOR

Landing

13'3" x 9'4" (4.04m x 2.86m)

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

Master Bedroom

14'11" x 12'9" (max) (4.57m x 3.90m (max))

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in floor to ceiling wardrobe, a further built-in floor to ceiling mirrored sliding door wardrobe and access into the en-suite.

En-Suite

8'1" x 5'1" (2.47m x 1.55m)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, vinyl flooring, a heated towel rail, partially tiled walls, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

12'8" x 10'4" (max) (3.88m x 3.15m (max))

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

Bedroom Three

12'8" x 10'1" (max) (3.87m x 3.08m (max))

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

Bedroom Four

12'1" x 9'11" (max) (3.70m x 3.04m (max))

The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and recessed spotlights.

Bathroom

8'10" x 6'9" (2.71m x 2.06m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath, a fitted shower enclosure with a mains-fed shower, tile-effect vinyl flooring, a heated towel rail, partially tiled walls, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a block paved driveway with space for two vehicles and an EV charger, a decorative stone area and a single wooden gate providing rear access.

Rear

To the rear is a private landscaped garden with two paved patio seating areas, a lawn, a decorative stone borders, a sheltered pergola, an outdoor tap, courtesy lighting and fence-panelled and brick-walled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating - Air source heat pump

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction - No

Any Legal Restrictions –

Other Material Issues –

DISCLAIMER

Council Tax Band Rating - Ashfield District 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

Service Charge in the year marketing commenced (£PA): £380.10

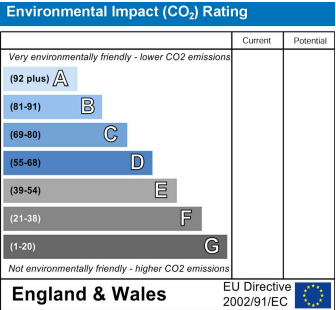
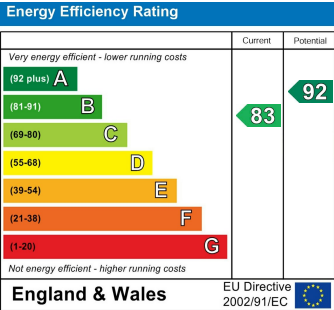
The information regarding service charge has been obtained from the vendor. HoldenCopley have checked the most recent statement for the service charge. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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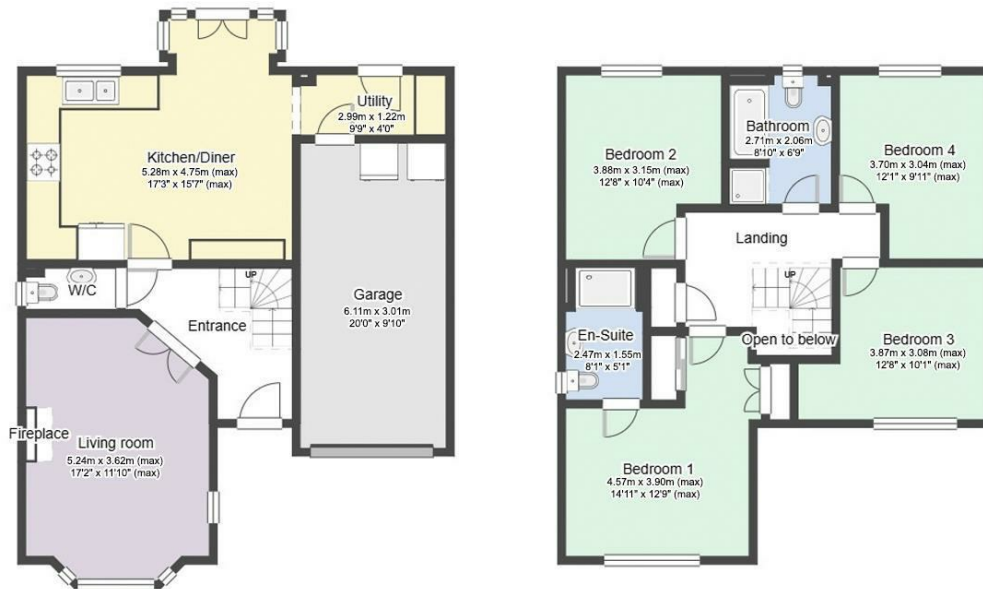
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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