

HoldenCopley

PREPARE TO BE MOVED

Rosslyn Drive, Hucknall, Nottinghamshire NG15 8BU

£325,000

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MODERN FAMILY HOME WITH NO UPWARD CHAIN...

This extended three-bedroom detached home is the ideal modern family residence and is offered to the market with no upward chain. Situated just a stone's throw from Hucknall Town Centre and High Street, the property benefits from a wide range of local amenities, including shops, eateries, a cinema, parks, leisure centres, and excellent transport links via Hucknall Tram Station, Hucknall Train Station, and easy access to the M1 motorway. The ground floor features an inviting entrance hall leading to a spacious living room with a bay-fronted window, perfect for relaxing or entertaining. The modern kitchen offers ample counter and storage space, while the open-plan dining area, office space, and conservatory provide flexible living options. A convenient ground-floor W/C completes the accommodation. Upstairs, there are two double bedrooms, a single bedroom, and a stylish family bathroom. Externally, the property boasts a large driveway with ample off-road parking and a front lawn with well-maintained plants and shrubs. The private rear garden offers a patio seating area, a lawn, and a selection of plants and shrubs, ideal for enjoying the outdoors.

MUST BE VIEWED!





- Extended Detached House
- Three Bedrooms
- Spacious Living Room
- Open-Plan Reception Room
- Modern Kitchen & Ground Floor W/C
- Stylish Bathroom
- Driveway
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6’3" x 6’1" (max) (1.91m x 1.87m (max))

The entrance hall has carpeted flooring, a radiator, ceiling coving, two full-height UPVC double-glazed obscure windows to the front elevation and a single composite door providing access into the accommodation.

Living Room

17’4" x 15’11" (max) (5.29m x 4.87m (max))

The living room has carpeted flooring, a radiator, ceiling coving, a feature fireplace and a UPVC double-glazed bow window to the front elevation.

Kitchen

16’2" x 12’4" (max) (4.94m x 3.76m (max))

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven & grill, a hob and extractor fan, space and plumbing for a washing machine, a pantry, recessed spotlights, partially tiled walls, recessed spotlights, tiled flooring and a UPVC double-glazed window to the rear elevation.

Dining Room

33’10" x 10’8" (max) (10.33m x 3.26m (max))

The office area has carpeted flooring, a radiator and ceiling coving, flowing through to the dining space which also features carpeted flooring and coving. This opens into the conservatory, which has laminate wood-effect flooring, a radiator, recessed spotlights, UPVC double-glazed windows throughout and double French doors leading out to the rear garden.

Back Door

5’9" x 3’5" (1.77m x 1.06m)

This space has tiled flooring, a radiator, ceiling coving, a UPVC double-glazed obscure window to the front elevation and a single UPVC door providing access to the rear garden.

W/C

5’9" x 3’5" (1.76m x 1.06m)

This space has a low level flush W/C, a pedestal wash basin, a radiator, ceiling coving, tiled flooring,

FIRST FLOOR

Landing

9’0" x 8’9" (2.76m x 2.67m)

The landing has carpeted flooring, ceiling coving, an in-built cupboard, a UPVC double-glazed window to the side elevation, access to the loft and access to the first-floor accommodation.

Master Bedroom

12’11" x 12’7" (3.96m x 3.85m)

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

Bedroom Two

12’2" x 10’0" (3.71m x 3.05m)

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

Bedroom Three

8’8" x 8’1" (2.66m x 2.47m)

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

Bathroom

8’9" x 5’7" (2.67m x 1.71m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a walk-in shower with an electric shower fixture, a heated towel rail, ceiling coving, an extractor fan, waterproof boarding, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a long block-paved driveway providing ample off-road parking, gated access to the rear garden, a lawn with plants and shrubs boundaries.

Rear

To the rear is an enclosed private garden with a paved patio area, a lawn bordered by plants and shrubs, a shed and fence panel boundaries.

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

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 & some coverage of 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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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