

HoldenCopley

PREPARE TO BE MOVED

Boatswain Drive, Hucknall, Nottinghamshire NG15 7SX

Guide Price £315,000

Boatswain Drive, Hucknall, Nottinghamshire NG15 7SX



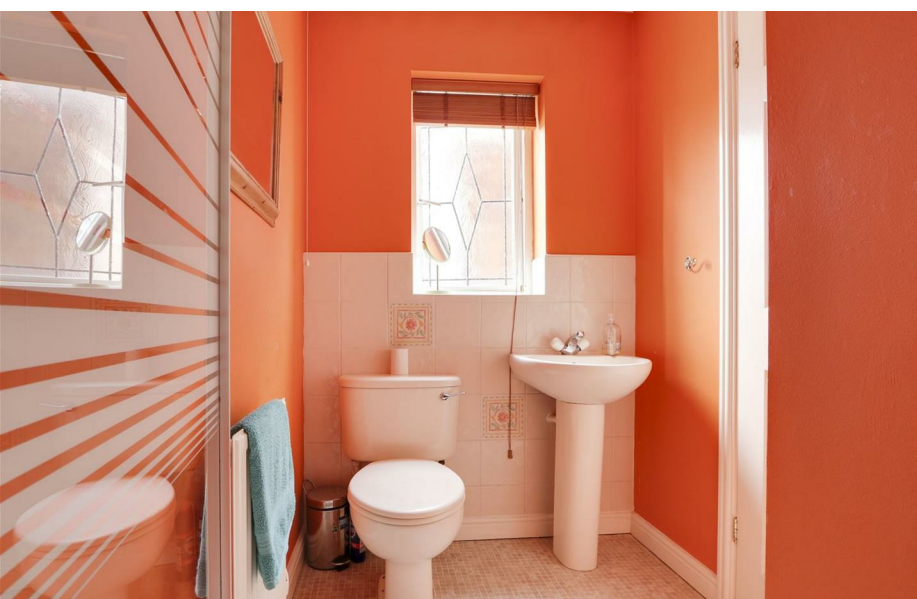
GUIDE PRICE £315,000 - £325,000

SOUGHT AFTER LOCATION...

This four bedroom detached house is situated in a quiet cul-de-sac within a popular location, less than a minute walk to open fields and within reach of the centre of Hucknall Town Centre, hosting a range of shops, eateries, schools and excellent transport links. Not only is this property well presented throughout but it also boasts spacious accommodation making it appealing to many growing families. To the ground floor is an entrance hall with a W/C, a bay front living room with access into the dining room and a good sized kitchen. The first floor carries four bedrooms all benefiting from in-built storage space serviced by a bathroom and an en-suite to the master. Outside to the front is a driveway with access into the garage for ample off road parking and to the rear is a generous sized south-facing feature garden.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Good Sized Kitchen
- Ground Floor W/C
- Bathroom & En-Suite
- Storage Space
- South-Facing Garden
- Stunning Views
- Driveway & Garage





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a radiator, an in-built under stair cupboard, an obscure window to the front elevation and a stained glass front door providing access into the accommodation

Living Room

19'0" x 10'9" (5.8 x 3.3)

The living room has a UPVC double glazed square bay window to the front elevation, two radiators, a TV point, carpeted flooring, coving to the ceiling and a feature fireplace with a decorative surround

Dining Room

10'9" x 8'2" (3.3 x 2.5)

The dining room has wood effect flooring, a radiator and a sliding patio door to the rear garden

Kitchen

15'1" x 11'9" (4.6 x 3.6)

The kitchen has a range of fitted base and wall units with rolled edge worktops and under cabinet lighting, a sink and a half with mixer taps and drainer, an integrated oven, a four ring gas hob with an extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, tile effect flooring, tiled splash back, two UPVC double glazed windows to the rear elevation and a single UPVC door to the side elevation

W/C

4'7" x 4'1" (1.40m x 1.24m)

This space has a low level flush W/C, a wall mounted wash basin, tiled splash back, a radiator, tiled flooring and an extractor fan

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built cupboard, a radiator, a UPVC double glazed window to the front elevation, access to the loft and provides access to the first floor accommodation

Master Bedroom

10'9" x 10'9" (3.3 x 3.3)

The main bedroom has two UPVC double glazed windows to the front elevation, carpeted flooring, a radiator, an in-built wardrobe and access to an en-suite

En-Suite

8'2" x 4'11" (2.5 x 1.5)

The en-suite has a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall mounted electric shower, tiled flooring, partially tiled walls, a radiator, an extractor fan and a UPVC double glazed obscure window to the side elevation

Bedroom Two

10'5" x 8'6" (3.2 x 2.6)

The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator and an in-built wardrobe

Bedroom Three

9'10" x 8'6" (3.0 x 2.6)

The third bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator and an in-built cupboard

Bedroom Four

10'9" x 9'2" (3.3 x 2.8)

The fourth bedroom has a UPVC double glazed window to the rear elevation, wood effect flooring, a radiator and an in-built wardrobe

Bathroom

6'6" x 5'10" (2.0 x 1.8)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall mounted electric shower and a shower screen, tiled flooring, partially tiled walls, a radiator, an extractor fan and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a lawned garden, a driveway and access into the garage

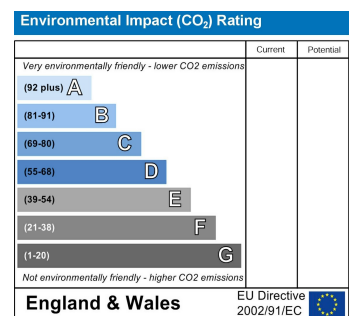
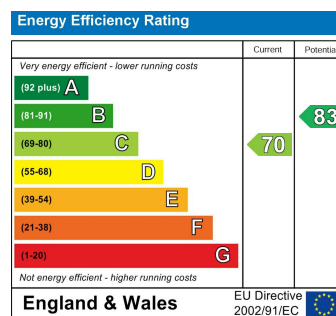
Rear

To the rear of the property is a private enclosed south-facing garden with a decked patio area, a lawn, a range of plants and shrubs, a seated arbour and fence panelling

DISCLAIMER

Agents Disclaimer: HoldenCopley, their clients and employees: 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.



Boatswain Drive, Hucknall, Nottinghamshire NG15 7SX

HoldenCopley
PREPARE TO BE MOVED



Approx. Gross Internal Area of the Ground floor:
508.49 Sq Ft - 47.24 Sq M
Approx. Gross Internal Area of the Entire Property:
1091.35 Sq Ft - 101.39 Sq M

Approx. Gross Internal Area of the 1st floor:
582.87 Sq Ft - 54.15 Sq M
Approx. Gross Internal Area of the Entire Property:
1091.35 Sq Ft - 101.39 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
© Holden Copley 2020

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees: 1: 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.