

HoldenCopley

PREPARE TO BE MOVED

Nissen Mews, Hucknall, Nottinghamshire NG15 6WY

£375,000

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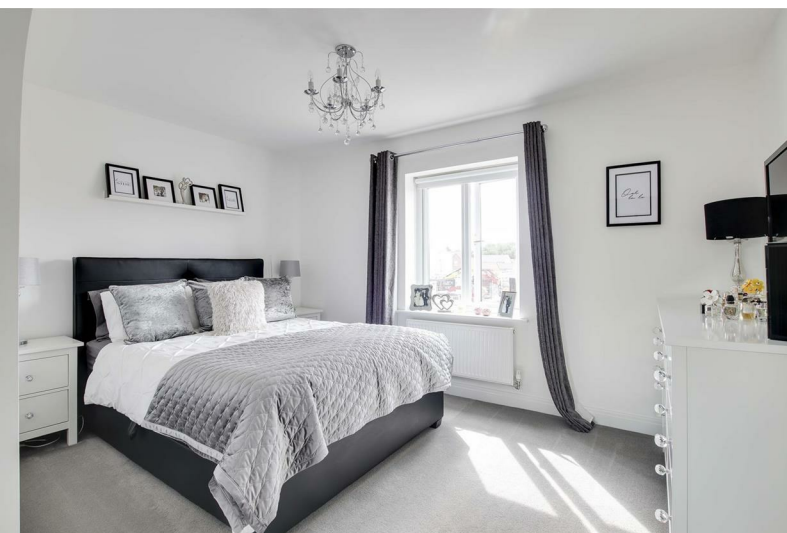
JUST LIKE A SHOW HOME..

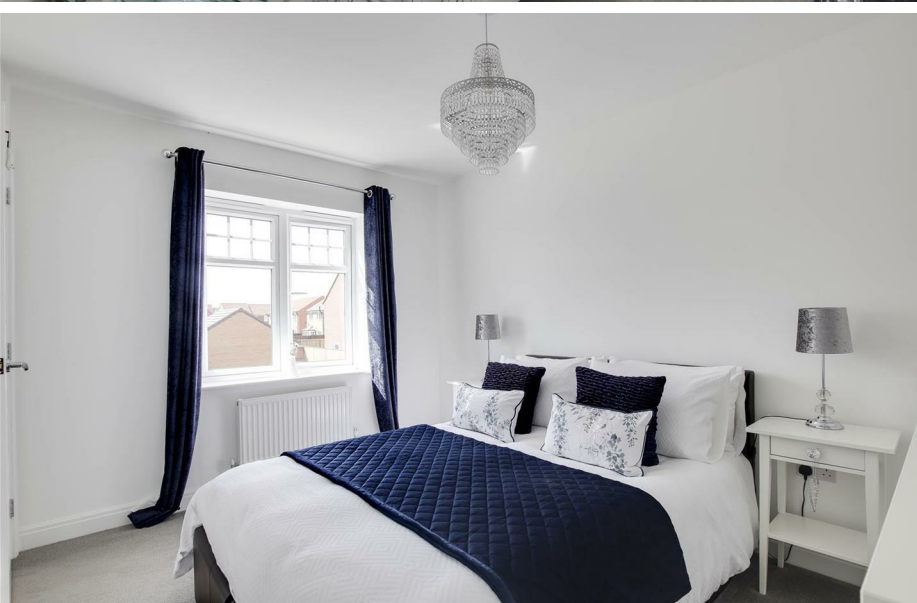
This four bedroom detached house is just like new as it is presented to an exceptional standard throughout and boasts a wealth of space for any growing family! The property is situated in a new development with views over the park, within close proximity to local amenities, various schools and excellent transport links into the City Centre.

To the ground floor there is an entrance hall, a family room, a living room, a modern kitchen diner, a utility room and a WC. The first floor carries four good sized bedrooms serviced by the four piece bathroom suite, with the master benefiting from a dressing area and an en-suite.

Outside to the front of the property is a driveway providing ample off road parking with access to the double garage and to the rear is a private enclosed garden - perfect for the summer!

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen Diner
- Utility Room
- Four Piece Bathroom Suite
- En-Suite & Downstairs WC
- Private Enclosed Garden
- Driveway & Double Garage
- Freehold





GROUND FLOOR

Entrance Hall

The entrance hall has an under stairs storage cupboard, a radiator and provides access into the accommodation

Family Room

12'4" x 9'0" (3.77 x 2.76)

The family room has a radiator and a double glazed window

Living Room

15'6" x 15'5" (4.73 x 4.72)

The living room has a TV point, two radiators and three double glazed windows

Kitchen

10'9" x 10'9" (3.30 x 3.30)

The kitchen has a range of base and wall units, a stainless steel sink and a half with mixer taps, an integrated double oven, a hob with an extractor fan, an integrated wine cooler, an integrated dishwasher, LED spotlights on the ceiling, a radiator and a double glazed window

Dining Room

14'5" x 12'0" (4.41 x 3.67)

The dining room has space for a dining table, a radiator, a double glazed window and patio doors leading to the rear garden

Utility Room

7'4" x 6'2" (2.25 x 1.88)

The utility room has wall units, space for an American style fridge freezer, space and plumbing for a washing machine, space for a tumble dryer, a radiator and a door leading to the rear garden

WC

The WC has a low level flush WC, a hand wash basin, part tiled walls, a radiator and a double glazed window

FIRST FLOOR

Landing

The landing has a storage cupboard, a loft hatch, a radiator, a double glazed window and provides access to the first floor accommodation

Master Bedroom

13'3" x 9'2" (4.06 x 2.80)

The main bedroom has a TV point, a radiator, a double glazed window and access into the dressing area

Dressing Area

7'3" x 4'11" (2.21 x 1.52)

The dressing area has fitted wardrobes with mirrored sliding doors, LED spotlights on the ceiling and access into the en-suite

En-Suite

7'10" x 5'8" (2.41 x 1.75)

The en-suite has a low level flush WC, a hand wash basin, a shower enclosure with an overhead shower, Porcelanosa part tiled walls, LED spotlights on the ceiling, a heated towel rail and a double glazed window

Bedroom Two

11'4" x 9'0" (3.46 x 2.76)

The second bedroom has a radiator and a double glazed window

Bedroom Three

12'0" x 9'0" (3.66 x 2.76)

The third bedroom has a radiator and a double glazed window

Bedroom Four

9'3" x 8'6" (2.83 x 2.60)

The fourth bedroom has a radiator and two double glazed windows

Bathroom

8'6" x 8'6" (2.60 x 2.60)

The bathroom has a low level flush WC, a hand wash basin, a bath, a shower enclosure with an overhead shower, Porcelanosa part tiled walls, LED spotlights on the ceiling, a heated towel rail and a double glazed window

OUTSIDE

Front

To the front of the property is a range of plants and shrubs and a block paved driveway providing ample off road parking with access to the double garage

Double Garage

The garage has electricity and lighting

Rear

To the rear of the property is a private enclosed garden with a lawn, decking and a patio

DISCLAIMER

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 photo card 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		94
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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