

HoldenCopley

PREPARE TO BE MOVED

Hayden Lane, Hucknall, Nottinghamshire NG15 8BJ

Guide Price £240,000 - £270,000

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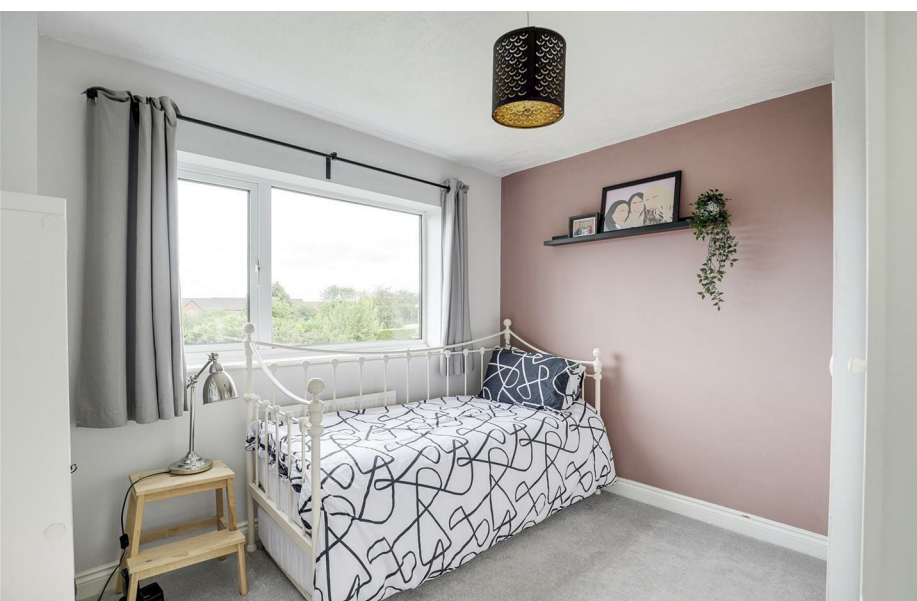
GUIDE PRICE; £240,000 - £260,000

BEAUTIFULLY PRESENTED THROUGHOUT...

This stunning three-bedroom detached house offers spacious accommodation and is beautifully presented and decorated throughout. Located in a tranquil setting, the property is within easy reach of various local amenities, excellent commuting links, excellent schools, and the picturesque countryside. On the ground floor, you are greeted by an inviting entrance hall leading to a bright and airy living room, which seamlessly flows into the dining room. The fitted kitchen is well-equipped, providing a perfect space for culinary enthusiasts. The first floor features three well-proportioned bedrooms, all serviced by a modern bathroom suite, ensuring comfort and convenience for the entire family. Outside, the property boasts a driveway with access to the garage at the front. The rear of the house features a generous-sized garden, perfect for outdoor activities, relaxation, and entertaining. This beautifully presented home is ideal for families seeking a comfortable and stylish living environment in a peaceful location.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Storage Space
- Three-Piece Bathroom Suite
- Driveway & Garage
- Generous-Sized Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has Herringbone-style flooring, carpeted stairs, a radiator, an in-built cloak cupboard, and a single UPVC door providing access into the accommodation.

Living Room

12'6" x 10'2" (3.82m x 3.10m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV point, and open access into the dining room.

Dining Room

8'7" x 8'6" (2.63m x 2.61m)

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

Kitchen

8'2" x 7'3" (2.49m x 2.22m)

The kitchen has a range of fitted base and wall units with wood-effect worktops, a stainless steels sink with taps and drainer, space for a cooker, space and plumbing for a washing machine, space for an under-counter fridge wood-effect flooring, partially tiled walls, an in-built pantry cupboard, wood-effect flooring, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

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

Bedroom One

12'1" x 9'9" (3.69m x 2.99m)

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

Bedroom Two

9'10" x 9'2" (3.01m x 2.80m)

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

Bedroom Three

8'4" x 6'0" (2.56m x 1.84m)

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

Bathroom

5'11" x 5'0" (1.81m x 1.54m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, fully tiled walls, tiled flooring, recessed spotlights, 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, courtesy lighting, access into the garage, and a side gate to the rear garden.

Garage

15'6" x 7'10" (4.73m x 2.41m)

the garage has lighting, an in-built cupboard, a single door to the rear garden, and an up and over door opening out onto the front driveway.

Rear

To the rear of the property is a private enclosed garden with paved patio and gravelled areas, a lawn, courtesy lighting, an outdoor tap, a timber-built summer house, various plants, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Mostly 4G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Area - very low risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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.

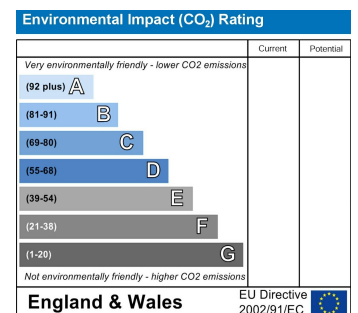
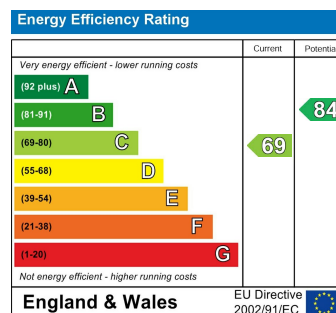
The vendor has advised the following:

Property Tenure is Freehold

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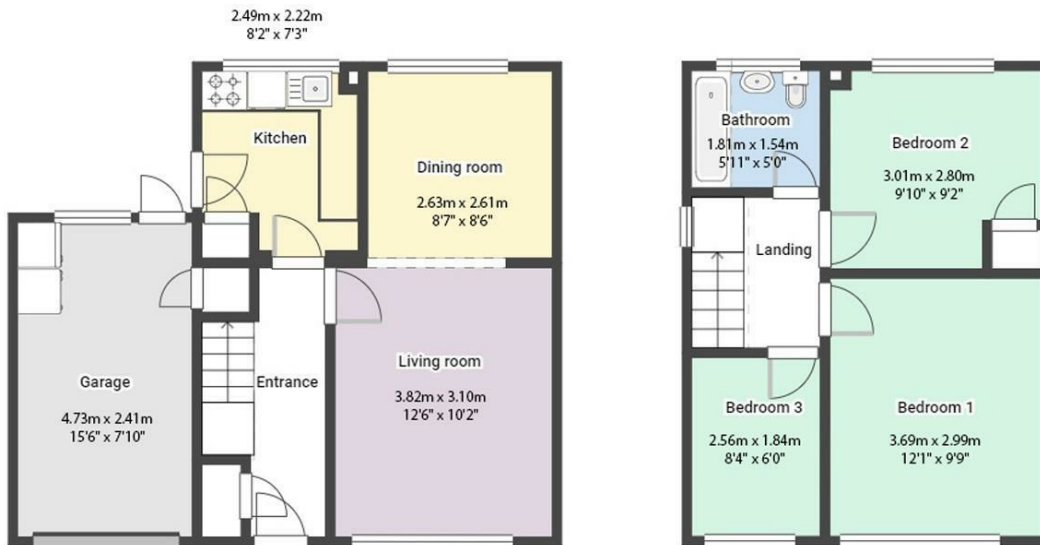
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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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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