Holden Copley PREPARE TO BE MOVED

Walk Mill Drive, Hucknall, Nottinghamshire NGI5 8BY

Asking Price £340,000

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BEAUTIFUL FAMILY HOME...

This immaculately presented three-bedroom detached home is a true credit to the current owners, having undergone significant improvements over the years, including a high-quality double-storey extension and full renovation throughout—creating a light, spacious, and stylish living space that anyone would be proud to call home. Perfectly positioned in a sought-after location within easy reach of Hucknall's excellent range of local amenities, including shops, cafes, well-regarded schools, frequent bus routes, Hucknall Train Station, and convenient transport links including tram stops. To the ground floor, the accommodation comprises a welcoming entrance hall, a cosy living room, and a generously proportioned dining room with a relaxing seating area, open plan to a stunning contemporary breakfast kitchen—complete with high-end integrated appliances and underfloor heating throughout. There is also a versatile utility/office space offering additional flexibility for modern living. Upstairs, the first floor hosts three well-proportioned bedrooms, all served by a luxurious four-piece bathroom suite featuring a walk-in rainfall shower and a freestanding roll-top bath. Outside, the property stands proud with a driveway to the front providing off-road parking for multiple vehicles and access to a detached double garage. To the rear, the beautifully landscaped garden has been thoughtfully designed to include multiple seating areas, a stylish garden room, and an additional secure driveway accessed via electric gates—perfect for both relaxing and entertaining.

MUST BE VIEWED





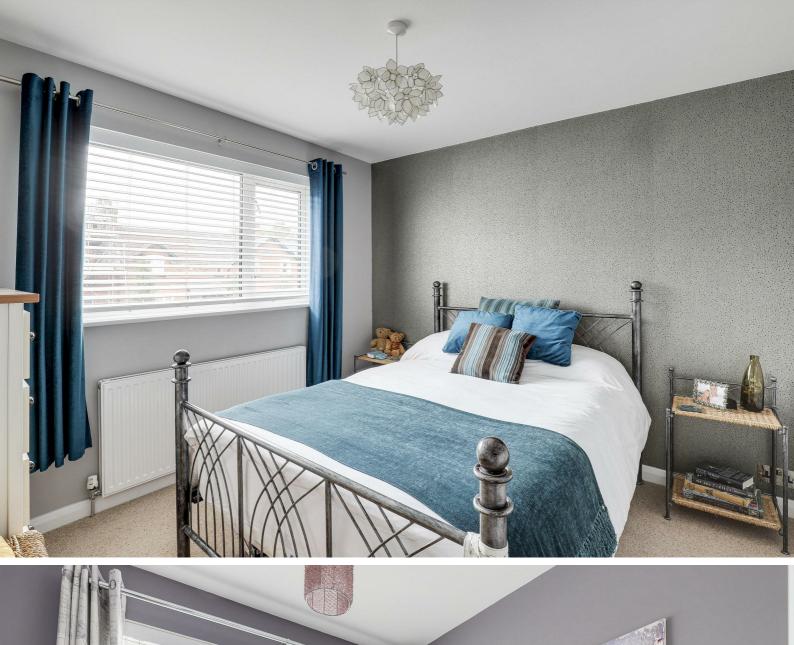








- Substantial Detached House
- Three Good-Sized Bedrooms
- Two Reception Rooms
- Modern Fitted Breakfast Kitchen
 With High-End Appliances
- Separate Utility / Office & WC
- Underfloor Heating
- Stylish Four-Piece Bathroom Suite
- Driveway With Double Garage
- Landscaped Garden Featuring
 Garden Room, Shed & Additional
 Driveway
- Sought-After Location









GROUND FLOOR

Entrance Hall

 $15^{\circ}9'' \times 5^{\circ}II'' (4.8 \text{Im} \times 1.82 \text{m})$

The entrance hall has tiled flooring with underfloor heating, a wall-mounted digital thermostat, a vertical radiator, carpeted stairs, recessed spotlights, and UPVC double-glazed obscure windows flanking the single composite door providing access into the accommodation

WC

 7° l" × 3° 5" (2.17m × 1.05m)

This space has a concealed flush WC, a sunken wash basin with fitted storage underneath, tiled flooring with underfloor heating, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

Living Room

 12^{6} " × 10^{4} " (3.83m × 3.17m)

The living room has a UPVC double-glazed window to the front elevation, wooden flooring with electric underfloor heating, a TV point, and a recessed alcove with space for a log-burner.

Dining Room

 $16^{\circ}9'' \times 14^{\circ}0'' (5.13m \times 4.27m)$

This room has tiled flooring with underfloor heating, a wall-mounted digital thermostat, an in-built under-stair storage cupboard, a TV point, recessed spotlights, space for both dining and a seating area, and two UPVC double-glazed windows to the rear elevation. Additionally, there is open access into the kitchen.

Kitchen

 $16^{\circ}9" \times 11^{\circ}0" (5.11m \times 3.36m)$

The kitchen has a range of fitted gloss handleless base and wall units with quartz worktops and a breakfast bar, an undermount sink and a half with a swan neck mixer tap and a waste macerator, an integrated Neff oven, an integrated Neff combi-microwave oven, a Neff induction hob with an extractor fan, an integrated Neff dishwasher, space for an American-style fridge freezer, tiled flooring with underfloor heating, a partially-vaulted ceiling with two remote-operated Velux skylight windows with rain sensors, recessed spotlights and track lights, and double French doors opening out to the rear garden.

Utility / Office

 7^{2} " × 7^{1} " (2.20m × 2.16m)

This space has a UPVC double-glazed window to the front elevation, tiled flooring with underfloor heating, a radiator, and a range of fitted furniture.

FIRST FLOOR

Landing

 8° II" × 6° 5" (2.74m × I.97m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a wall-mounted digital thermostat, and provides access to the first floor accommodation. Additionally, there is access to the boarded loft with lighting via a drop-down ladder.

Bedroom One

 $10^{*}7" \times 9^{*}11" (3.23m \times 3.04m)$

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a TV point, and a range of fitted wardrobes.

Bedroom Two

10°1" × 9°8" (3.08m × 2.95m)

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

Bedroom Three

7*4" × 6*6" (2.25m × 1.99m)

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

Bathroom

 10^{4} " × 6^{3} " (3.15m × 1.9lm)

The bathroom has a concealed dual flush WC, a countertop wash basin and fitted storage underneath, a wall-mounted LED mirror, a double-ended roll top bath with central taps, a shower enclosure with an overhead rainfall shower, body jets and wall-mounted fixtures, tiled flooring and splashback, electric underfloor heating, two chrome heated towel rails, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway, access into the double garage, a lawned area with a range of decorative plants and shrubs, and gated access to the rear garden.

Double Garage

19*4" × 16*0" (5.90m × 4.89m)

The double garage has lighting, power points, a window to the rear elevation, a single UPVC door providing side access, and two electric roller shutter doors opening out onto the front driveway.

Rear

To the rear of the property is a private, enclosed garden enjoying a westerly aspect. It features a grey porcelain patio, a lawn, external lighting, a gravelled driveway accessed via electric gates, raised planters, a variety of decorative plants and shrubs, a log store, a decked seating area with recessed floor lights, and a timber-built garden room complete with lighting and a wall-mounted heater. A useful garden shed provides additional storage.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

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

Phone Signal – Limited 4G / 5G coverage

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+

Flood Risk Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band C

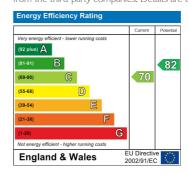
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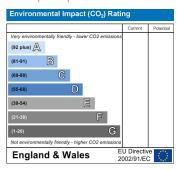
The vendor has advised the following: Property Tenure is Freehold

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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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