

HoldenCopley

PREPARE TO BE MOVED

Hazelwood, Cotgrave, Nottinghamshire NG12 3LT

Guide Price £210,000 - £220,000

Hazelwood, Cotgrave, Nottinghamshire NG12 3LT



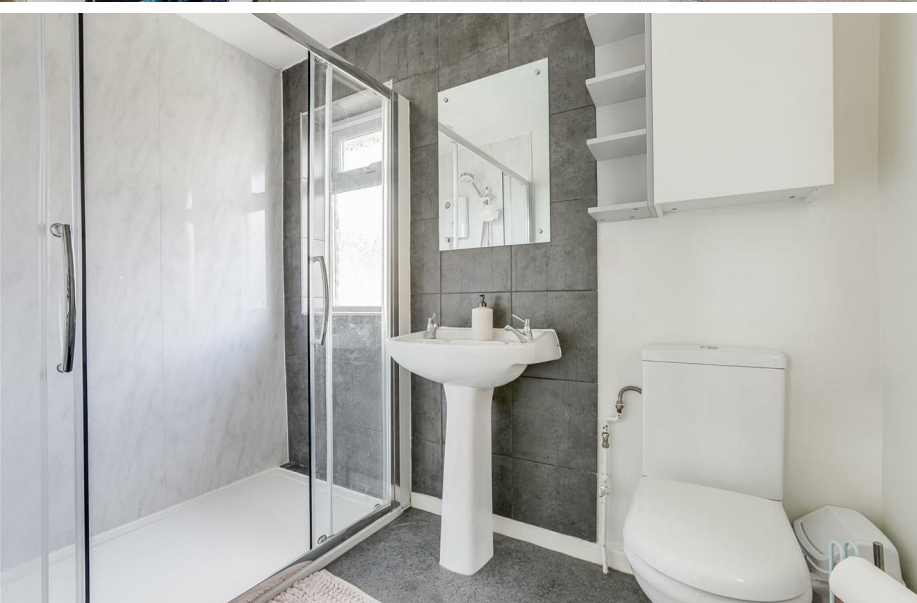
Guide Price £210,000 - £220,000

SEMI DETACHED HOUSE...

Nestled within the heart of a sought-after village, this semi-detached house presents an ideal abode for those seeking both convenience and comfort. Upon entering, a welcoming entrance hall sets the tone, leading seamlessly into a cosy living room and a modern, fitted kitchen diner, perfect for hosting gatherings or enjoying everyday meals. Ascending to the first floor unveils three well-appointed bedrooms and a three-piece bathroom suite, providing ample space for rest and relaxation. Outside, the property boasts a driveway accommodating two vehicles at the front, with gated access to the rear. Here, an enclosed garden awaits, complete with planted borders, a convenient shed, and access to a converted outbuilding. The utility room offers practicality with its wall unit, worktop, shelving, and space for a tumble dryer, all illuminated by the glow of electrics and lighting. With its proximity to local amenities, shops, schools, a community centre, and excellent transport links, this home epitomizes both suburban tranquillity and urban connectivity, promising a lifestyle of ease and convenience.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Three-Piece Bathroom Suite
- Driveway For Two Vehicles
- Enclosed Rear Garden
- Excellent Transport Links
- Popular Location
- Village Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10'11" x 6'2" (3.35m x 1.89m)

The entrance hall has carpeted flooring, and a UPVC door providing access into the accommodation.

Living Room

14'4" x 10'11" (4.37m x 3.35m)

The living room has a UPVC double glazed window to the front elevation, a feature fireplace with stone wall surrounds and wood mantelpiece, coving to the ceiling, and carpeted flooring.

Kitchen/Diner

20'9" x 9'11" (max) (6.34m x 3.03m (max))

The kitchen diner has a range of fitted base and wall units with worktops, a composite sink and half with a mixer tap and drainer, an integrated double oven, ceramic hob and extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, a radiator, space for a dining table, tiled splashback, laminate wood-effect flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

8'3" x 6'5" (2.52m x 1.97m)

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

14'2" x 10'0" (max) (4.34m x 3.05m (max))

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

Bedroom Two

14'2" x 10'11" (max) (4.34m x 3.35m (max))

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes, and carpeted flooring

Bedroom Three

10'9" x 6'11" (max) (3.29m x 2.13m (max))

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

Bathroom

8'1" x 5'4" (2.48m x 1.64m)

The bathroom has two UPVC double glazed windows to the side elevation, a low level flush W/C, a pedestal wash basin, a double shower enclosure with a wall-mounted electric shower fixture, a radiator, a chrome heated towel rail, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a driveway for two vehicles, and gated access to the rear.

Rear

To the rear of the property is an enclosed garden with a shed, planted borders, and access to a converted outbuilding.

Utility In Garden

6'2" x 3'4" (1.88m x 1.03m)

The utility room has a wall unit, worktop, shelving, space for a tumble dryer, electrics, and lighting.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast download speed 1000Mbps and Upload Speed 100Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band A

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.

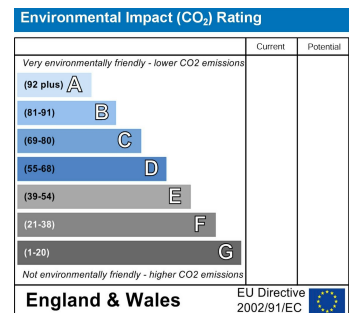
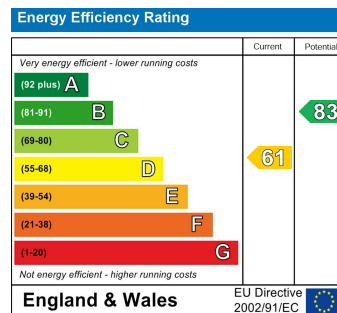
The vendor has advised the following:

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.

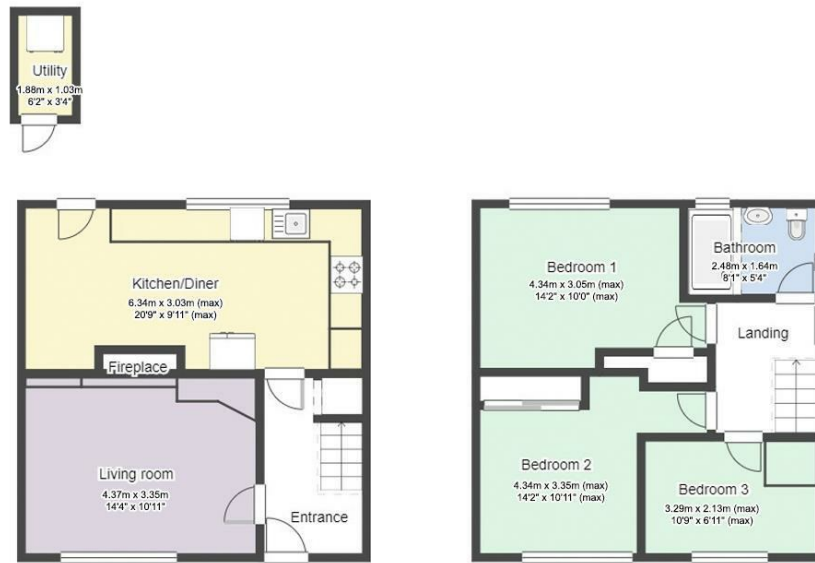
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Hazelwood, Cotgrave, Nottinghamshire NG12 3LT

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

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.