

HoldenCopley

PREPARE TO BE MOVED

Heckington Drive, Wollaton, Nottinghamshire NG8 1LF

£395,000

Heckington Drive, Wollaton, Nottinghamshire NG8 1LF



NO UPWARD CHAIN...

This three-bedroom detached house offers spacious accommodation and is beautifully presented throughout, making it perfect for a family buyer ready to move straight in. Located in a highly sought-after area, the property is within close proximity to various local amenities, including the renowned Wollaton Hall and Deer Park, shops, excellent transport links and top-rated school catchments. The ground floor features a porch, an entrance hall, two versatile reception rooms, a convenient W/C and a modern fitted kitchen. Upstairs, there are three well-appointed bedrooms, a luxurious four-piece bathroom suite and access to a loft providing additional storage space. The front of the property boasts a block-paved driveway, while the rear reveals a private garden complete with a patio area and a well-maintained lawn, perfect for outdoor relaxation and entertaining.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor W/C & First Floor Four Piece Bathroom Suite
- Private Rear Garden
- Driveway
- New Worcester Bosch Boiler
- Owned Solar Panels
- No Upward Chain





GROUND FLOOR

Porch

4'1" x 2'8" (1.25m x 0.83m)

The porch has engineered wood flooring, a dado rail, a UPVC double-glazed obscure window to the side elevation and a single UPVC door providing access into the accommodation.

Entrance Hall

3'6" x 18'9" (1.07m x 5.72m)

The entrance hall has engineered wood flooring, carpeted stairs, two radiators, a dado rail, a built-in under the stairs cupboard housing a new Worcester Bosch boiler, a built-in cupboard with a combined washer/dryer, coving and the security alarm system.

W/C

3'5" x 2'9" (1.06m x 0.86m)

This space has a low level flush W/C, a wall-mounted wash basin, engineered wood flooring, a radiator, a partially tiled wall and a UPVC double-glazed obscure window to the side elevation.

Living Room

10'11" x 13'5" (3.33m x 4.09m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, an electric fire with a decorative surround and a tiled hearth, coving and bi-folding doors providing access into the dining room.

Dining Room

10'11" x 12'7" (3.33m x 3.84m)

The dining room has carpeted flooring, a radiator, coving and open access to the kitchen.

Kitchen

9'9" x 17'1" (2.97m x 5.21m)

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated double oven, dishwasher, an American style fridge-freezer, a Belfast sink with a swan neck mixer tap, an electric hob with an extractor hood, tiled flooring with underfloor heating, partially tiled walls, recessed spotlights, two velux windows, a UPVC double-glazed window to the rear elevation and double French doors providing access out to the garden.

FIRST FLOOR

Landing

3'9" x 6'7" (1.15m x 2.03m)

The landing has carpeted flooring, a dado rail, access to the loft via a drop-down ladder, a UPVC double-glazed obscure window to the side elevation and provides access to the first floor accommodation.

Master Bedroom

10'9" x 12'8" (3.28m x 3.88m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, fitted floor to ceiling sliding door wardrobes and coving.

Bedroom Two

10'9" x 13'7" (3.29m x 4.16m)

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

Bedroom Three

8'2" x 6'9" (2.49m x 2.06m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in cupboard, access to the loft via a drop-down ladder and coving.

Bathroom

6'8" x 8'9" (2.05m x 2.69m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted bath, a corner fitted shower enclosure with a mains-fed shower, tiled flooring, a heated towel rail, 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 block paved driveway with a fence panelled boundary.

Rear

To the rear of the property is a carport, a private garden with a fence panelled boundary, a patio, a lawn, various plants, exterior lights, an outdoor tap and an outdoor power socket.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media, CityFibre

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

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Medium risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City 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.

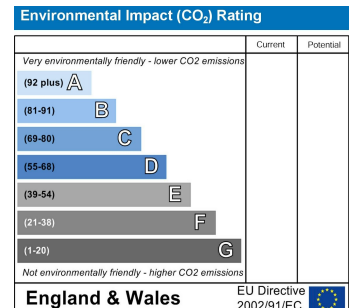
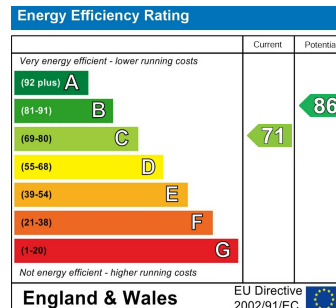
The vendor has advised the following:

Property Tenure is Freehold

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.



Heckington Drive, Wollaton, Nottinghamshire NG8 1LF

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: 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.