

HoldenCopley

PREPARE TO BE MOVED

Heckington Drive, Wollaton, Nottinghamshire NG8 1LF

£250,000

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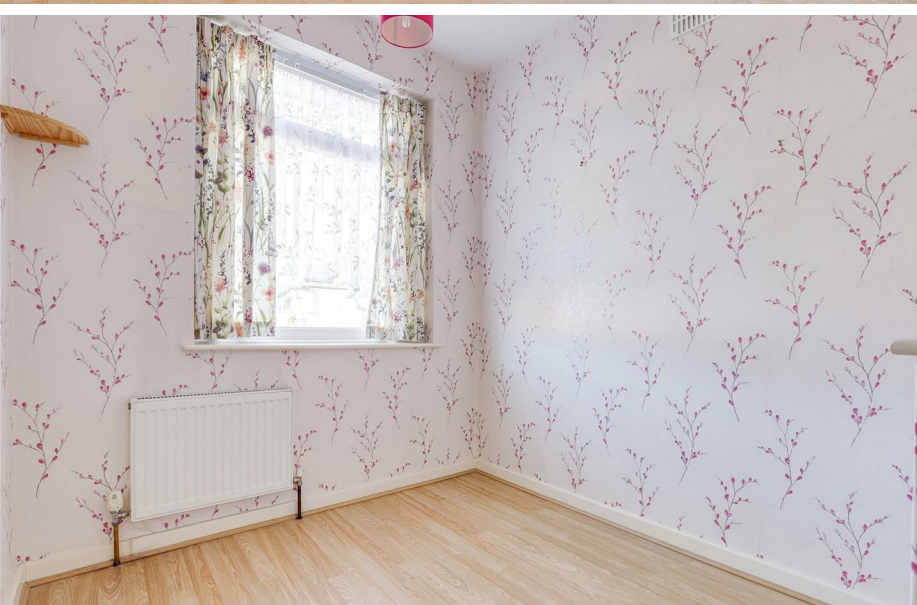


NO UPWARD CHAIN...

This three-bedroom detached home presents a fantastic opportunity for those looking to modernise and create their ideal living space. Situated in a highly sought-after location, the property is within close proximity to a range of local amenities, including Wollaton Hall and Deer Park, an array of shops, excellent transport links, and top-rated school catchments—making it an ideal choice for families. The ground floor features an entrance hall leading to a bright and spacious bay-fronted living room, a separate dining room perfect for entertaining, and a fitted kitchen with potential for renovation. Upstairs, the first floor offers three well-proportioned bedrooms, a two-piece bathroom suite, a separate W/C, and access to the loft, providing additional storage or potential for conversion. Externally, the property benefits from a gated driveway, a front garden with a lawn, and a generously sized private rear garden featuring patio areas, a lawn, mature trees, and a detached garage. With plenty of scope to enhance and personalise, this property is perfect for buyers looking to put their own stamp on a home in a prime location.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Two Piece Bathroom Suite & Separate W/C
- Off-Road Parking
- Detached Garage
- Private Rear Garden
- Highly Sought After Location
- No Upward Chain





GROUND FLOOR

Entrance Hall

13'10" x 6'5" (4.22m x 1.97m)

The entrance hall has windows to the front elevations, carpeted flooring and stairs, a wall-mounted electric heater and a single door providing access into the accommodation.

Dining Room

13'2" x 10'11" (4.02m x 3.34m)

The dining room has a bay window to the front elevation, carpeted flooring, a radiator, an electric fireplace with a decorative surround, wall-mounted light fixtures and coving.

Living Room

11'0" x 14'10" (3.37m x 4.53m)

The living room has windows to the rear elevation, carpeted flooring, a wall-mounted electric radiator, a wall-mounted light fixture, an open fireplace with a brick surround and tiled hearth, coving and a single door providing access out to the garden.

Kitchen

6'6" x 11'3" (1.99m x 3.43m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with two drainers, carpeted flooring, partially tiled walls, a built-in cupboard, coving, windows to the rear and side elevation and a single door providing side access.

FIRST FLOOR

Landing

6'11" x 10'11" (2.12m x 3.33m)

The landing has a window to the side elevation, carpeted flooring and provides access to the first floor accommodation.

Master Bedroom

10'9" x 14'10" (3.30m x 4.53m)

The main bedroom has a window to the rear elevation, carpeted flooring, a radiator and coving.

Bedroom Two

13'8" x 10'9" (4.18m x 3.29m)

The second bedroom has a bay window to the front elevation, carpeted flooring and a radiator.

Bedroom Three

8'3" x 6'10" (2.52m x 2.09m)

The third bedroom has a window to the front elevation, wood-effect flooring, a radiator and access into the loft.

Bathroom

7'8" x 6'9" (2.34m x 2.07m)

The bathroom has a pedestal wash basin, a fitted panelled bath with an electric shower, wood-effect flooring, a radiator, a heated towel rail, an electric shaving point, a built-in cupboard, tiled walls, an extractor fan and an obscure window to the rear elevation.

W/C

3'3" x 3'11" (1.01m x 1.21m)

This space has a low level flush W/C, partially tiled walls and an obscure window to the side elevation.

OUTSIDE

Front

To the front is a double iron gate, a garden with a lawn and a driveway.

Rear

To the rear is a private garden with a fence panelled boundary, patio areas, a lawn, mature trees and a detached garage.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 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

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – Garage roof contains asbestos

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.

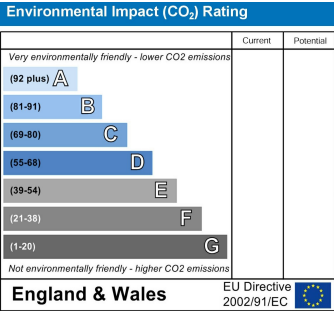
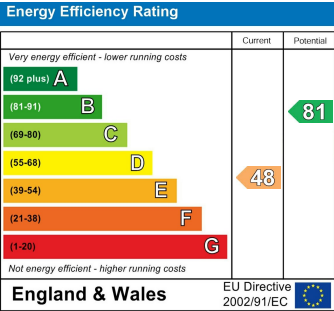
The vendor has advised the following:

Property Tenure is Freehold

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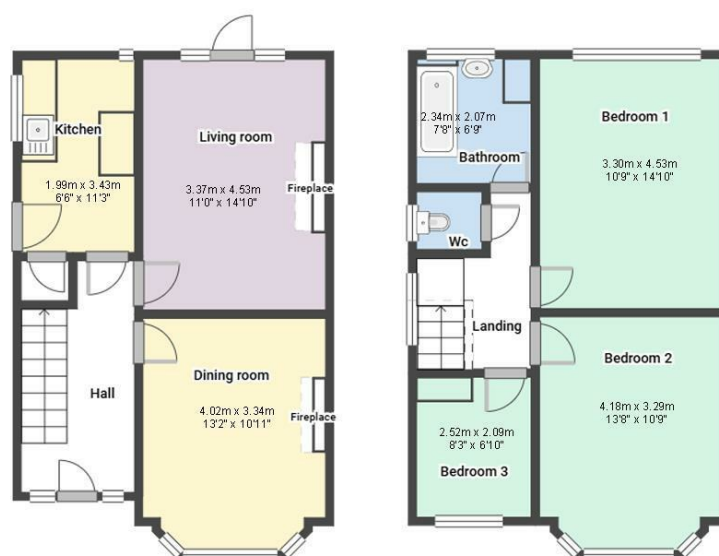
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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