

# HoldenCopley

PREPARE TO BE MOVED

Hickton Drive, Beeston, Nottingham NG9 6DD

---

Offers Over £280,000

Hickton Drive, Beeston, Nottingham NG9 6DD

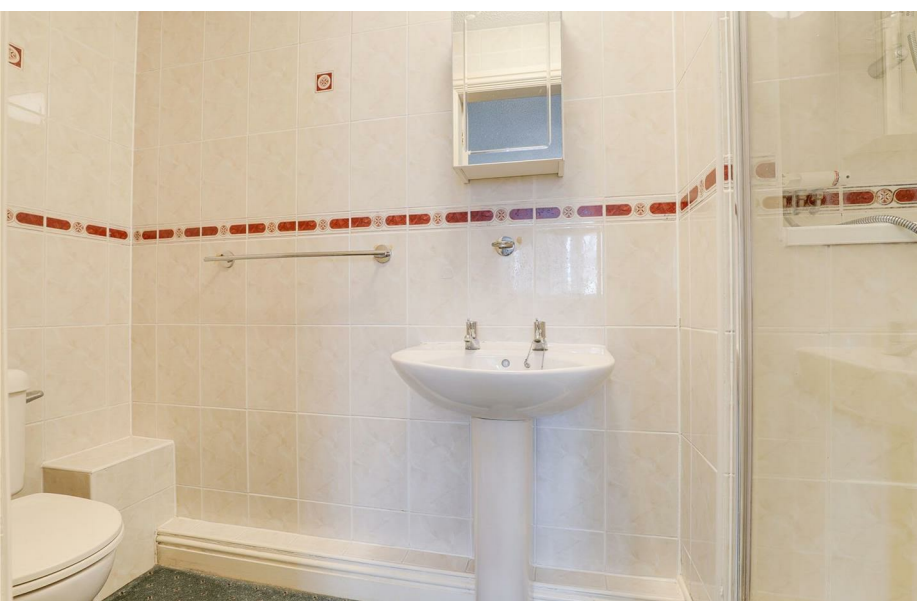


## NO UPWARD CHAIN...

Built in 1998 and having only had one owner, this charming detached two-bedroom bungalow presents endless possibilities, making it a true blank canvas ready for your personal touch. Nestled in a highly sought-after location, this property presents a rare opportunity, boasting the added convenience of no upward chain. Situated within close proximity to Attenborough Nature Reserve, great schools and commuting links. Upon stepping inside, you are welcomed by a spacious reception room, a versatile canvas for creating your dream living space. The fitted kitchen provides a functional and well-appointed space with plenty of scope for customisation to suit your preferences. The bungalow offers two well-proportioned bedrooms, providing ample room for your comfort. The first bedroom features an en-suite bathroom, offering an added layer of convenience and privacy. Plus there is a separate bathroom with a three-piece bathroom suite which serves the additional bedroom with essential facilities for daily routines. Completing the accommodation is the spacious conservatory, a versatile area that can be adapted to your needs. Outside, the front of the property features a neatly landscaped lawn, a large driveway, providing off-road parking for your vehicle. The rear of the property boasts a lawn, a patio seating area, a useful shed and access to the garage providing additional storage space or off-road parking.

## MUST BE VIEWED





- Detached Bungalow
- Two Bedrooms With Fitted Wardrobes
- Spacious Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & En-Suite To The Master Bedroom
- Conservatory With Underfloor Electric Heating & Thermostatic Vented Roof Lights
- Large Driveway For Off-Road Parking
- Garage With Power Points, Lighting & An Electric Powered Door
- Gas Central Heating Throughout
- Must Be Viewed





## ACCOMMODATION

### Entrance Hall

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

### Living Room

11'4" x 17'11" (3.47m x 5.48m)

The living room has carpeted flooring, a feature fireplace with a decorative mantelpiece, coving to the ceiling and two UPVC double-glazed windows to the front and side elevations.

### Kitchen

9'5" x 11'7" (2.89m x 3.55m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink and a drainer with a swan neck mixer tap, a range of integrated appliances including a gas hob, an oven and an extractor fan, partially tiled walls, carpeted flooring, a radiator, two UPVC double-glazed window to the front and side elevations and a single UPVC door providing access to the side elevation.

### Hall

4'8" x 4'9" (1.44m x 1.45m)

The hall has carpeted flooring, an in-built storage cupboard and access to the boarded loft with courtesy lighting via a dropdown ladder.

### Master Bedroom

10'6" x 11'5" (3.21m x 3.49m)

The master bedroom has carpeted flooring, a radiator, a range of fitted wardrobes, cupboards and drawer units, access to the en-suite and a UPVC double-glazed window to the rear elevation.

### En-Suite

3'4" x 8'11" (1.03m x 2.72m)

The en-suite has a low-level flush W/C, a pedestal wash basin, a fitted shower enclosure with a shower fixture, a radiator, an extractor fan, carpeted flooring and tiled walls.

### Bedroom Two

7'2" x 8'10" (2.20m x 2.71m)

The second bedroom has carpeted flooring, a radiator, fitted wardrobes and cupboards and a single door providing access to the conservatory.

### Conservatory

9'0" x 16'0" (2.75m x 4.89m)

The conservatory has UPVC double-glazed windows to the side and rear elevations, a UPVC double-glazed roof, tiled flooring and double French doors opening out to the rear garden.

### Bathroom

5'5" x 7'3" (1.67m x 2.21m)

The bathroom has a low-level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, tiled walls, a radiator, an extractor fan, carpeted flooring and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

The front of the property has a large tarmac driveway, a lawn, a pathway, courtesy lighting and gated access to the garage and rear garden.

### Garage

16'6" x 8'2" (5.05m x 2.50m)

### Rear

The rear of the property has a private enclosed garden with a lawn, a paved patio area, a shed, access to the garage and fence panelling.

## DISCLAIMER

Council Tax Band Rating - Broxtowe Borough 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.

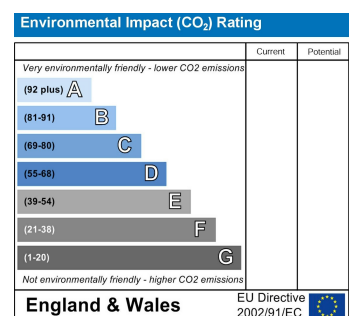
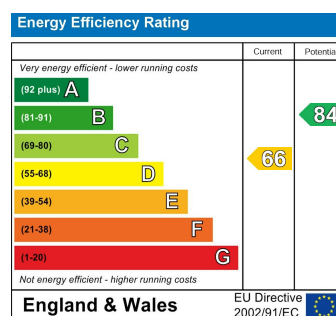
The vendor has advised the following:

Property Tenure is Freehold

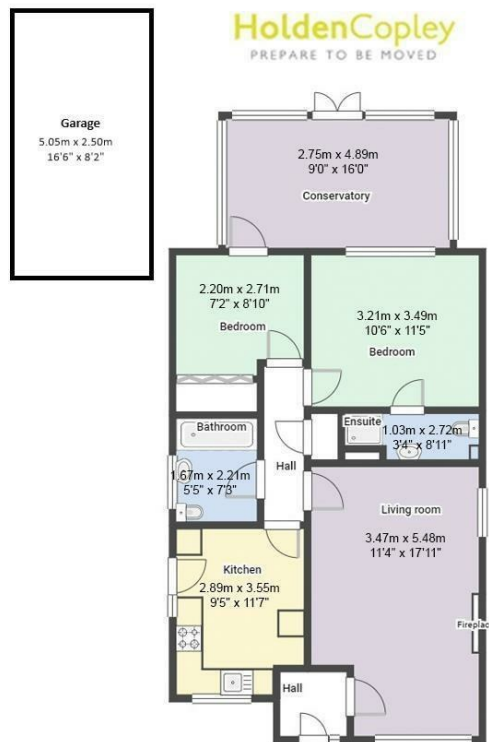
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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.



# Hickton Drive, Beeston, Nottingham NG9 6DD



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

## 0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://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.