

7 high street  
hucknall  
nottingham  
NG15 7HJ

need2view  
property services  
Sales & Lettings

tel: 0115 968 0809  
fax: 0115 968 0877

www.need2view.co.uk  
e-mail: mail@need2view.co.uk

**NO  
CHAIN**

**9 FLYING BEDSTEAD WAY  
HUCKNALL  
NOTTINGHAMSHIRE  
NG15 6XL**



**£375,000**

**VIEWING**

By appointment through the selling agent on (0115) 9680809  
7 High Street, Hucknall, Nottingham, NG15 7HJ.

**TENURE**

Freehold

- Detached Property
- Five Bedrooms
- Chain Free / Immediate Completion
- 'Outstanding' Primary School Catchment (Ofsted 2024)
- High-Spec Upgrades Throughout
- Large Landscaped Garden
- Garage and Driveway with EV Charging Point
- Viewing Highly Recommended

## 9 FLYING BEDSTEAD WAY, HUCKNALL, NOTTINGHAMSHIRE

Need2View are delighted to bring to market this **STUNNING**, five-bedroom, detached property, maintained to a 'show-home' standard. Located on a quiet street this home stands out for its numerous upgrades and its enviable position within the catchment of the **Hucknall Flying High Academy (rated 'OUTSTANDING' in all categories by Ofsted, June 2024)**. Offered with **no upward chain**, this residence is truly move-in ready and provides a great value proposition being finished to show-home standards.

The property offers a spacious living room and a **modern dining kitchen** featuring integrated dishwasher, double oven and Bluetooth extractor hob. The interior is elevated by luxury waterproof flooring and a guest W.C. The first floor boasts five well-proportioned bedrooms, with en-suite to the master bedroom and a family bathroom featuring **full-height luxury tiling**.

To the rear, the property features a **landscaped garden which is larger than the typical**, providing a private sanctuary with a full-length patio. To the front, there is a secure garage with an **automatic electric door** and a driveway equipped with a **dedicated electric vehicle (EV) charge point**, proving ample off-street parking.

Entrance door into:

### HALLWAY

With stairs to the first floor landing, access to the ground floor rooms, radiator, power and ceiling light points.



## 9 FLYING BEDSTEAD WAY, HUCKNALL, NOTTINGHAMSHIRE

### LOUNGE

14'9" x 10" A spacious family room with UPVC double glazed window to the front, radiator, power and ceiling light point.



### KITCHEN/DINER

21'8" x 10" A beautiful, high spec, modern dining kitchen which benefits from having various upgrades from the original builder's specification. Fitted with a range of wall and base units in an off white finish with coordinating work surfaces, space and fittings for a fridge freezer, space and plumbing for a washing machine and dryer, integrated oven, integrated hob, extractor fan, one and a half bowl single drainer sink with mixer tap, UPVC double glazed window to the rear, UPVC double glazed patio doors to the rear, radiator, power and ceiling light points.



**9 FLYING BEDSTEAD WAY, HUCKNALL, NOTTINGHAMSHIRE**

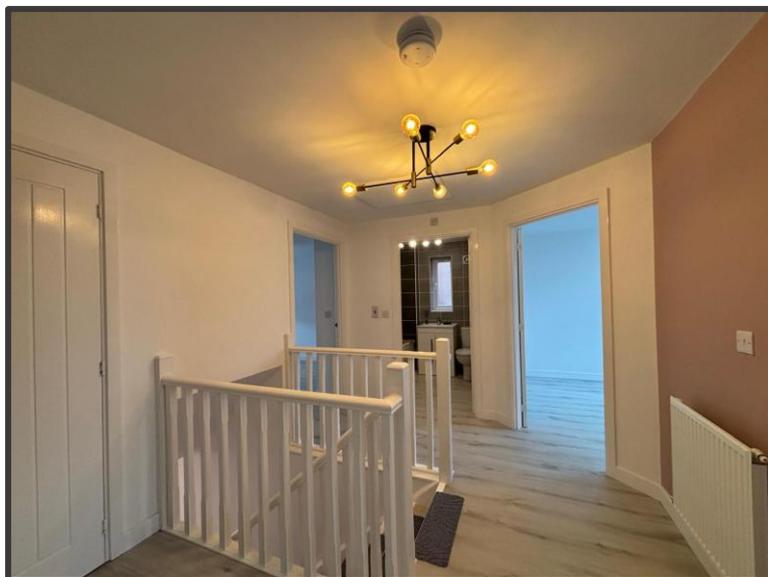
**GROUND FLOOR W.C.**

6'6" x 4'10" Fitted with a wash hand basin built into vanity unit, W.C., part wall tiling, UPVC double glazed opaque window to the rear, wall mounted towel radiator and ceiling light point.



**FIRST FLOOR LANDING**

With access to all the bedrooms and the family bathroom, radiator and ceiling light point.



**9 FLYING BEDSTEAD WAY, HUCKNALL, NOTTINGHAMSHIRE**

**BEDROOM ONE**

13'7" x 10'9" With UPVC double glazed window to the front, fitted wardrobes, access to the ensuite, radiator, power and ceiling light points.



**EN SUITE**

7'2" x 5'3" White suite comprising of a wash hand basin built into vanity unit, W.C. and shower cubicle, fully tiled walls, UPVC double glazed opaque window to the rear, wall mounted towel radiator and ceiling light point.



**9 FLYING BEDSTEAD WAY, HUCKNALL, NOTTINGHAMSHIRE**

**BEDROOM TWO**

11'2" x 10'2" With UPVC double glazed window to the front, radiator, power and ceiling light point.



**BEDROOM THREE**

11'5" x 9'1" With UPVC double glazed window to the rear, radiator, power and ceiling light point.



**9 FLYING BEDSTEAD WAY, HUCKNALL, NOTTINGHAMSHIRE**

**BEDROOM FOUR**

9'7" x 9'6" With UPVC double glazed window to the rear, radiator, power and ceiling light point.



**BEDROOM FIVE**

7'7" x 6" With UPVC double glazed window to the rear, radiator, power and ceiling light point.



**9 FLYING BEDSTEAD WAY, HUCKNALL, NOTTINGHAMSHIRE**

**BATHROOM**

6'9" x 6'1" White suite comprising of a wash hand basin built into vanity unit, W.C. and bath with shower over, fully tiled walls, UPVC double glazed opaque window to the side, wall mounted towel radiator and ceiling light point.



**OUTSIDE**

To the rear of the property there is a good sized garden with a full length patio and a section of lawn, and area down the side for bin storage, an outside tap and light, all enclosed with fences. To the front of the property there is an integrated garage and a driveway providing ample off street parking.

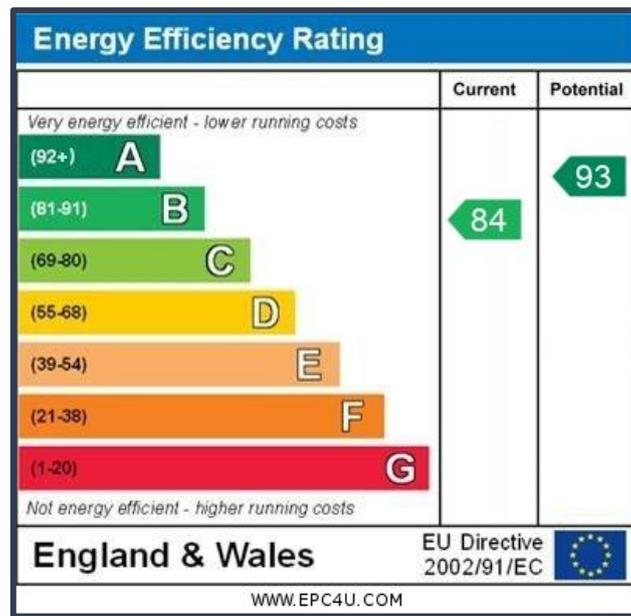


**GARAGE**

19'7" x 9'9" Garage integrated into the property, with up and over door, power and lighting.

**9 FLYING BEDSTEAD WAY, HUCKNALL, NOTTINGHAMSHIRE**

**EPC GRAPH**



**ADDITIONAL INFORMATION**

**Local Council** – Ashfield District Council

**Council Tax Band** – D

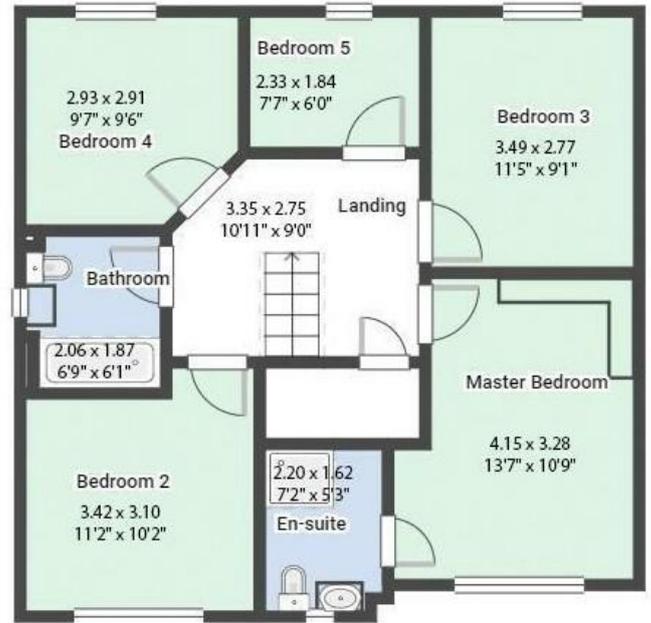
**Primary School** – Butlers Hill Infant and Nursery School/Broomhill Junior School

**Secondary School** – Holgate Academy

**Stamp Duty on Asking Price:** £3,750/£8,750 (Additional costs may apply if being purchased as a second property)

9 FLYING BEDSTEAD WAY, HUCKNALL, NOTTINGHAMSHIRE

FLOOR PLAN



## **9 FLYING BEDSTEAD WAY, HUCKNALL, NOTTINGHAMSHIRE**

### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.