

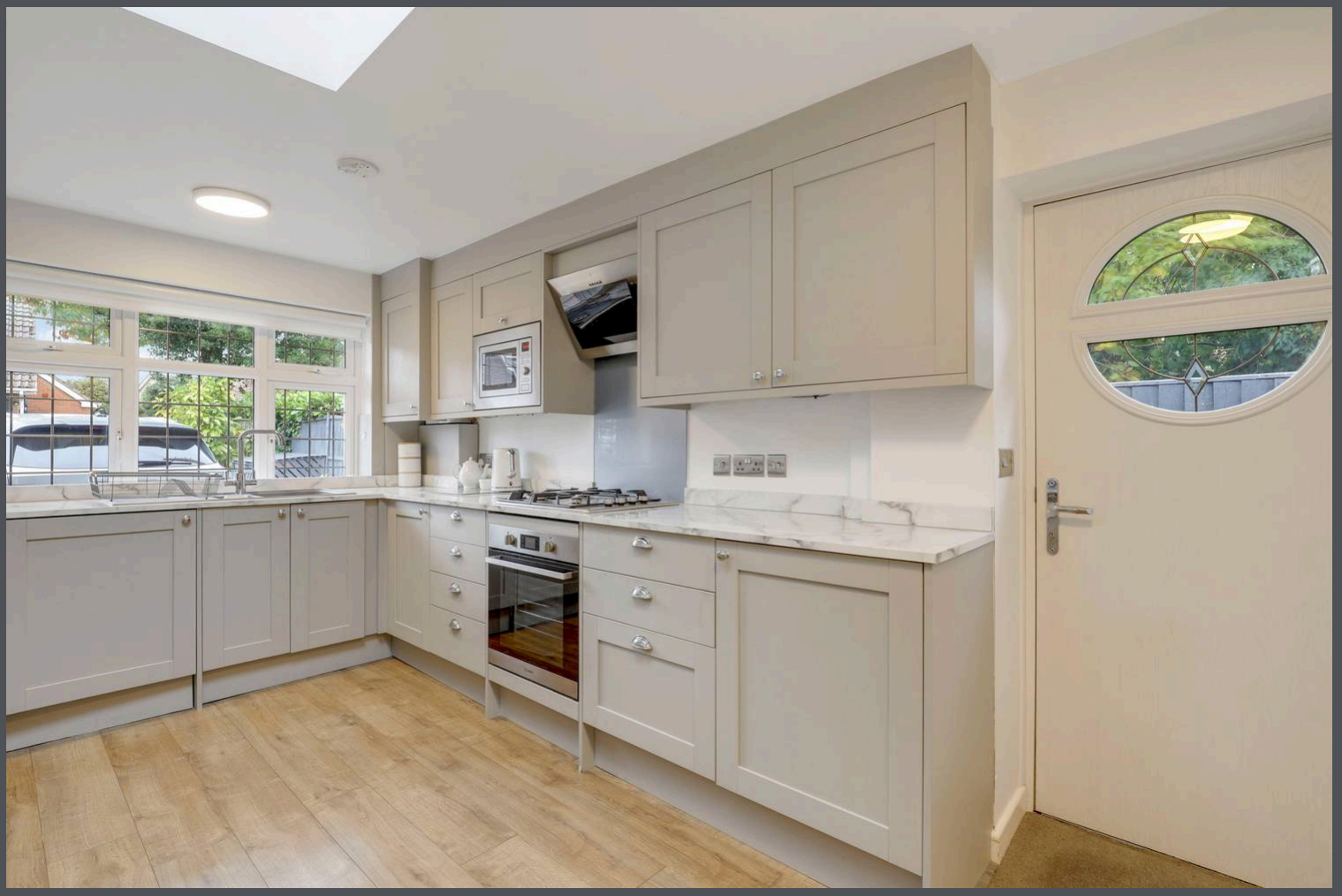




1a The Bassets Papplewick Lane, Hucknall

£270,000 Freehold

Beautifully Presented Semi-Detached Bungalow • Stylish Contemporary Fitted Kitchen • Low Maintenance Rear Garden • Two Double Bedrooms • Cosy Lounge/Diner • Modern Three Piece Bathroom Suite • Block Paved Driveway • Excellent Transport Links • Popular Location • Must Be Viewed



GUIDE PRICE £270,000 - £280,000

STUNNING MODERN BUNGALOW...

This well-presented two-bedroom semi-detached bungalow offers well-proportioned accommodation, finished to a great standard throughout. The property comprises a welcoming entrance hall, a spacious lounge and dining area, providing a comfortable space for both relaxing and entertaining, and a modern fitted kitchen with ample storage and workspace. There are two double bedrooms, both offering plenty of space for furnishings, along with a contemporary three-piece bathroom suite. Outside, the property benefits from a block-paved driveway providing off-road parking. Situated in a popular and convenient location, the bungalow is well placed for a range of local amenities and excellent transport links.

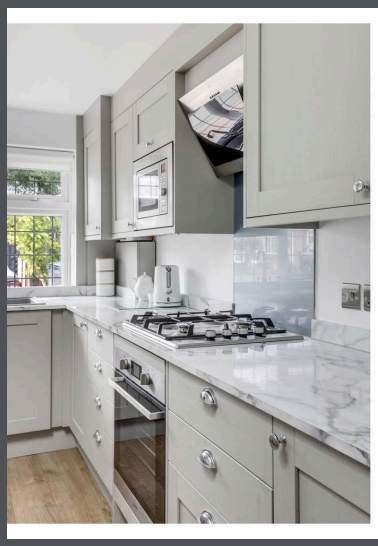
MUST BE VIEWED

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:













GROUND FLOOR

Kitchen
14' 11" x 9' 6" (4.54m x 2.90m)
The kitchen has a range of fitted base and wall units with worktops and upstands, a sink and a half with a mixer tap and drainer, an integrated oven and hob with an angled extractor fan and splashback, an integrated microwave, an integrated washing machine, an integrated undercounter fridge, an integrated undercounter freezer, wood-effect flooring, a radiator, a UPVC double-glazed window to the front elevation, a skylight, and a single composite door providing access into the accommodation.

Hallway
4' 9" x 2' 9" (1.46m x 0.84m)
The hallway has wood-effect flooring and access to the loft.

Lounge / Diner
16' 10" x 11' 10" (5.13m x 3.61m)
The lounge/diner has wood-effect flooring, a radiator, coving to the ceiling, and bi-fold doors leading out to the rear garden.

Master Bedroom
12' 11" x 9' 9" (3.94m x 2.96m)
The main bedroom has carpeted flooring, a radiator, fitted wardrobes, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

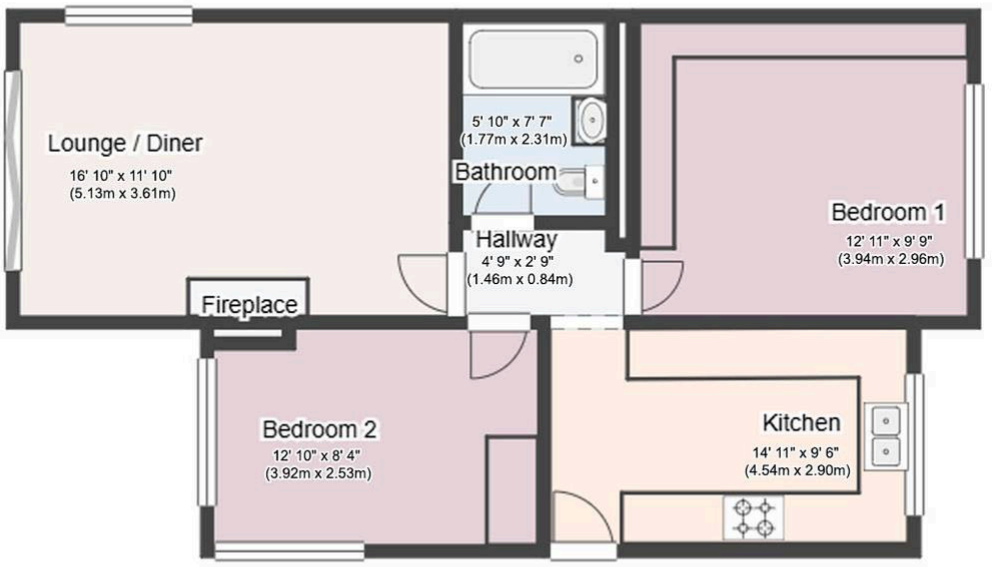
Bedroom Two
12' 10" x 8' 4" (3.92m x 2.53m)
The second bedroom has wood-effect flooring, a radiator, fitted wardrobes, coving to the ceiling, and two UPVC double-glazed windows to the side and rear elevation.

Bathroom
5' 10" x 7' 7" (1.77m x 2.31m)
The bathroom has a low level flush W/C, a vanity style wash basin with a mixer tap, a panelled bath with a wall-mounted handheld and overhead shower fixture, wood-effect flooring, partially tiled walls, a radiator, and an extractor fan.

ADDITIONAL INFORMATION
Broadband Speed - Ultrafast - Download 1800 Mbps - Upload 220 Mbps | Phone Signal – Mostly Good 4G & Some 5G coverage | Electricity – Mains Supply | Water – Mains Supply | Heating – Gas Central Heating – Connected to Mains Supply | Sewage – Mains Supply | Flood Risk – No flooding in the past 5 years+ | Flood Risk Area - Very low | Construction – Brick | Mining Area – The property is situated within a coal-mining reporting area. | Accessibility – No | Other Material / Safety Issues – No known safety issues have been disclosed by the seller. | Any Legal Restrictions – No | Council Tax Band Rating - Ashfield District Council - Band B | Tenure: Freehold |

DISCLAIMER
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HoldenCopley
Prepare to be *moved.*



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