

HoldenCopley

PREPARE TO BE MOVED

Kenbrook Road, Hucknall, Nottinghamshire NG15 8HS

Guide Price £240,000 - £250,000

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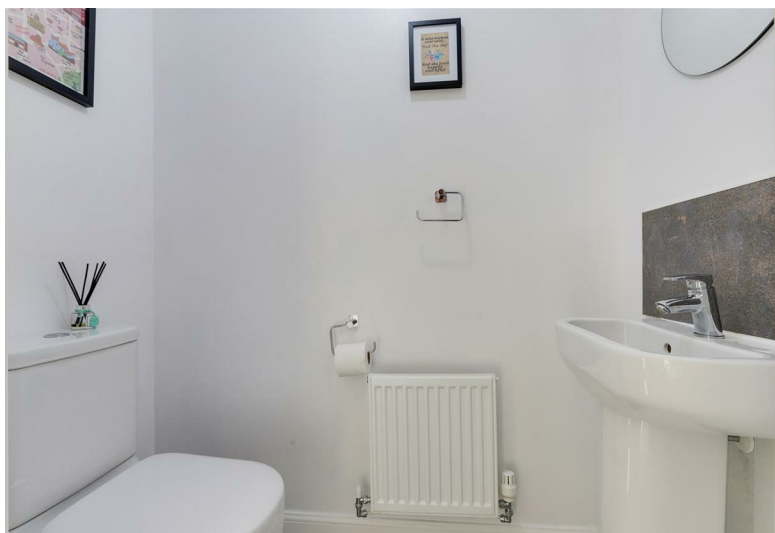


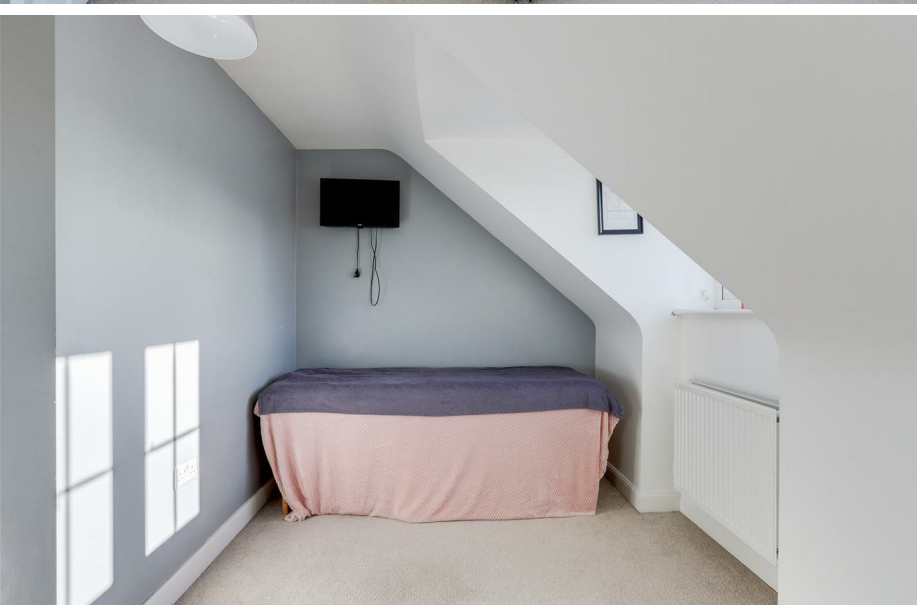
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WELL PRESENTED THREE STOREY TOWN HOUSE...

This spacious and well-presented four-bedroom townhouse is ideal for a range of buyers, from growing families to professionals, offering versatile living space across three floors and ready for you to move straight in. The property is located in a popular area, close to a variety of local shops, great schools, and superb transport links. To the ground floor, the accommodation comprises an entrance hall, a W/C, a versatile office or study, and a modern fitted kitchen open plan to the living space, with double French doors opening out to the rear garden — perfect for both everyday family life. The first floor offers two generous double bedrooms, with the master bedroom benefitting from a private en-suite shower room, while the second floor hosts two further double bedrooms, a modern three-piece bathroom suite, and access to a loft, providing additional storage space. Outside, the property benefits from a driveway leading to a garage, offering off-street parking, while the private rear garden features a decked seating area and low-maintenance artificial lawn — ideal for relaxing or entertaining in the warmer months.

MUST BE VIEWED





- Three Storey Townhouse
- Four Bedrooms
- Open Plan Modern Fitted Kitchen & Living Room
- Versatile Office Room
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Off-Road Parking & Garage
- Private Low Maintenance Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'2" x 6'5" (max) (4.33m x 1.96m (max))

The entrance hall has an entrance mat, carpeted flooring and stairs, a radiator, a built-in cupboard with double doors and a single composite door providing access into the accommodation.

W/C

5'4" x 2'9" (1.65m x 0.84m)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, wood-effect flooring, a radiator, a recessed spotlight and an extractor fan.

Office

9'2" x 6'1" (2.81m x 1.87m)

The office has a UPVC double-glazed window to the front elevation, parquet-style vinyl tiled flooring and a radiator.

Open Plan Living

23'5" x 12'9" (max) (7.16m x 3.91m (max))

This open plan kitchen/living area has fitted gloss base and wall units with worktops, an integrated oven, a gas hob with an extractor hood, space and plumbing for a washing machine and dishwasher, space for a fridge-freezer, wood-effect flooring, a radiator, a built-in cupboard, UPVC double-glazed full length windows to the side and rear elevations and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

8'10" x 7'6" (2.70m x 2.30m)

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

Master Bedroom

12'10" x 9'10" (3.93 x 3.02m)

The main bedroom has UPVC double-glazed windows to the rear elevation, carpeted flooring, a radiator and access into the en-suite.

En-Suite

7'0" x 5'0" (2.15m x 1.54m)

The en-suite has a low level flush W/C with a tiled splashback, a fitted shower enclosure with a mains-fed shower and tiled walls, tile-effect flooring, a radiator, an electric shaving point and an extractor fan.

Bedroom Two

12'11" x 11'10" (3.95m x 3.62m)

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

SECOND FLOOR

Landing

6'7" x 5'11" (2.02m x 1.82m)

The landing has carpeted flooring, a radiator and provides access to the second floor accommodation.

Bedroom Three

12'10" x 11'4" (max) (3.93m x 3.46m (max))

The third bedroom has a skylight window, carpeted flooring, a radiator, a built-in cupboard and access into the loft.

Bedroom Four

12'11" x 10'2" (max) (3.94m x 3.10m (max))

The fourth bedroom has a skylight window, a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a built-in cupboard.

Bathroom

6'5" x 5'11" (1.97m x 1.81m)

The bathroom has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted panelled bath with a hand-held shower and a tiled splashback, tile-effect flooring, a radiator and an extractor fan.

OUTSIDE

Outside there is a driveway leading to a garage and a private garden with a decked seating area with recessed spotlights, an artificial lawn, slate chippings and fence panelled boundaries.

Garage

16'7" x 9'2" (5.07m x 2.80m)

The garage has lighting, power points and an up and over garage door.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas - 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 & some 3G & 5G 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 – No

DISCLAIMER

Council Tax Band Rating - Ashfield District 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.

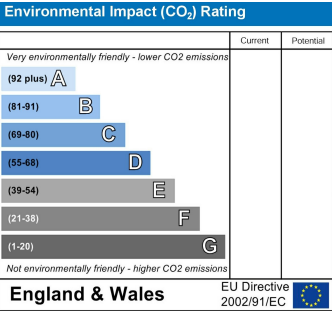
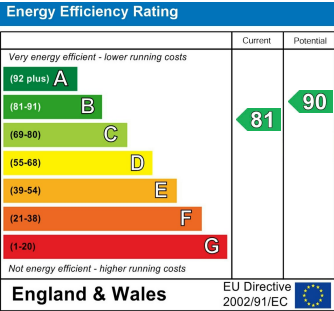
The vendor has advised the following:

Property Tenure is Freehold

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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.



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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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