



86 Walk Mill Drive, Hucknall

£250,000 Freehold

Semi-Detached House • Three Good-Sized Bedrooms • Two Reception Rooms • Modern Kitchen With Integrated Appliances • Sun Room Overlooking The Garden • Three-Piece Shower Suite • Partially Boarded Loft With Lighting & Ladder • Larger Than Average Sized Garage With Electric Doors • Ample Off-Road Parking • Well Maintained Rear Garden



GUIDE PRICE: £250,000 – £260,000

WELL-PRESENTED THROUGHOUT...

This exceptionally well-presented three-bedroom semi-detached home offers spacious and stylish accommodation throughout, making it the perfect purchase for a family buyer looking to move straight in. Situated in a popular residential location in Hucknall, the property is within easy reach of a range of local shops, well-regarded schools, and excellent transport links, including the tram and road connections into Nottingham City Centre. It also enjoys the added benefit of being within a short walk to the charming villages of Linby and Papplewick, known for their characterful pubs, cafés, and scenic surroundings.

To the ground floor, the property comprises a porch and entrance hall leading into a generous living room featuring a bow window and fireplace, creating a warm and inviting space to relax. There is a separate dining room providing the perfect setting for family meals and entertaining, which flows through to a bright and airy sunroom overlooking the rear garden, offering additional versatile living space. Completing the ground floor is a fitted kitchen complete with a range of units and ample worktop space.

The first floor hosts three well-proportioned bedrooms, all serviced by a modern three-piece bathroom suite, with the layout offering flexibility for a growing family or those working from home.

Externally, the property benefits from a block-paved driveway providing off-road parking, along with gated access to the side. To the rear is a private, well-maintained garden featuring a patio seating area, a lawn, planted borders, and useful outbuildings, making it ideal for both relaxing and entertaining.

This property has been finished to a high standard throughout and is a fantastic opportunity for buyers seeking a home that is ready to enjoy from day one.

MUST BE VIEWED

Council Tax band: B

Tenure: Freehold



GROUND FLOOR

Porch

5' 1" x 2' 8" (1.54m x 0.81m)

The porch has UPVC double-glazed obscure windows to the front elevation and a single UPVC door providing access into the accommodation.

Living Room

16' 10" x 13' 1" (5.13m x 3.99m)

The living room has a UPVC double-glazed bow window to the front elevation, a further UPVC double-glazed window to the side elevation, carpeted flooring, coving to the ceiling, a TV point, a feature fireplace with a gas fire and decorative surround, and open access into the dining room.

Dining Room

11' 3" x 8' 10" (3.43m x 2.68m)

The dining room has carpeted flooring, a radiator, coving to the ceiling, and double doors into the sun room.

Sun Room

9' 11" x 8' 5" (3.01m x 2.56m)

The sun room has laminate flooring, a radiator, coving to the ceiling, a UPVC double-glazed window to the side elevation, and double French doors opening out to the rear garden.

Kitchen

11' 3" x 7' 8" (3.43m x 2.34m)

The kitchen has a range of fitted base and wall units with laminate worktops, a composite sink and a half with a swan neck mixer tap and drainer, an integrated Bosch oven with an induction hob and an extractor hood, an integrated Bosch microwave, an integrated fridge, washing machine and dishwasher, cushioned vinyl flooring, tiled splashback, recessed spotlights, coving to the ceiling, a heated towel rail, an in-built under stair cupboard, a UPVC double-glazed square bay window to the rear elevation, and a single UPVC door providing access to the garden.

Garage

20' 0" x 8' 10" (6.10m x 2.69m)

The garage is larger than average and benefits from an electric door opening out onto the driveway.

FIRST FLOOR

Landing

7' 7" x 6' 5" (2.32m x 1.96m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, coving to the ceiling, a radiator, access to the partially boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Bedroom One

12' 7" x 9' 6" (3.84m x 2.90m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, and a range of furniture including wardrobes, over-the-bed storage cupboards and a chest of drawers.

Bedroom Two

10' 0" x 9' 8" (3.05m x 2.95m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling, and an in-built cupboard.

Bedroom Three

8' 8" x 6' 5" (2.64m x 1.96m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, and an in-built wardrobe.

Bathroom

6' 4" x 5' 7" (1.94m x 1.69m)

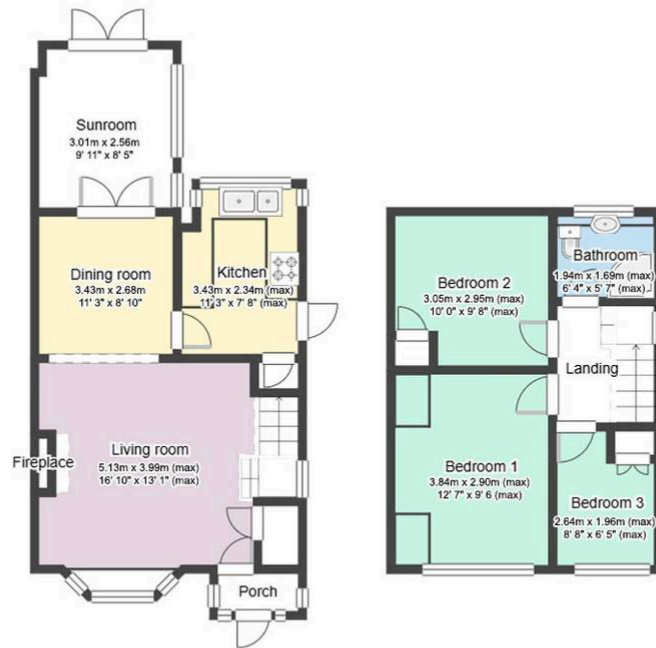
The bathroom has a concealed dual flush WC combined with a sunken wash basin and fitted storage cupboards, a corner fitted shower enclosure with an electric shower fixture, waterproof and tiled splashback, cushioned vinyl flooring, a heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

ADDITIONAL INFORMATION

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload) Phone Signal - Good 4G / 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 risk Construction - Brick Mining Area - Located on a coalfield. No further mining report is currently required for this property according to Mining Remediation Authority records. Accessibility - No Other Material / Safety Issues - No known safety issues have been disclosed by the seller. Any Legal Restrictions - No

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band B Tenure: Freehold HoldenCopley, their clients and



This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

