

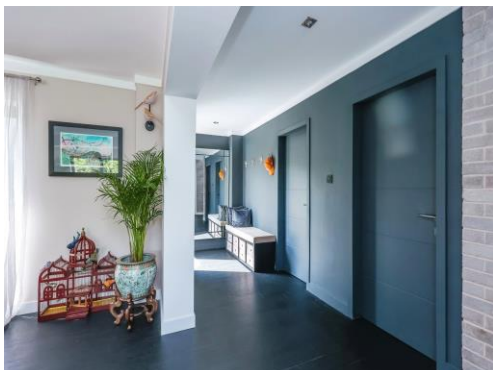


Black Pad House Linby Walk  
Hucknall Nottingham



# Black Pad House Linby Walk Hucknall Nottingham NG15 7AF

for sale  
**£450,000**



## Property Description

An entertainer's dream - This unique home has been extensively refurbished to the highest quality throughout and must simply be seen to be believed.

Hidden away behind electric gates this detached home offers a modern lifestyle whilst paying respect to Hucknall and Linby's rich mining history.

The property offers an entrance hallway, study, WC, lounge area with aluminium sliding doors, a hand-crafted kitchen with all integrated appliances and central island, there are three double bedrooms, the master suite has a dressing/en/suite area (which the vendors have left for the new owners to make their own mark) and a rooftop terrace. Bedroom two also accesses the rooftop terrace and bedroom three offers far reaching views over The Ranges

Outside there is off road parking for multiple vehicles, composite deck seating areas, landscaped gardens with fire pit, water feature and accent lighting. The property also offers air source under floor heating throughout and built-in vinyl compatible surround sound system.

## Entrance Hallway

The property is accessed via a glazed aluminium entrance door with commercial-grade LVT flooring and having under floor heating, stairs off to the first floor and access to:-

## Study/ Office/Bedroom Four

9' 9" x 8' 9" ( 2.97m x 2.67m )

Having double glazed window to the side elevation and commercial-grade LVT flooring with under floor heating.

## Downstairs W.C

3' 3" x 8' ( 0.99m x 2.44m )

Having low level floating W.C, and vanity wash hand basin with mixer tap, commercial-grade LVT flooring with under floor heating and obscured double glazed window to the side elevation.

## Lounge

14' 3" x 19' 8" ( 4.34m x 5.99m )

A light, bright and airy space offering open plan living and having aluminium sliding doors to the front elevation, in built media unit, built-in sound system, commercial-grade LVT flooring and with under floor heating and gives access to the kitchen and dining areas.

## Dining Area

12' 7" x 10' 2" ( 3.84m x 3.10m )

Having bi-fold doors to the rear elevation giving access onto decked seating area and overlooking the rear garden, a window to the side elevation and a continuation of the commercial-grade LVT flooring and under floor heating.

## Kitchen

10' 10" x 14' 3" ( 3.30m x 4.34m )

Fitted with a bespoke hand crafted range of wall and base units with wooden Iroko work surfaces over, two integrated electric ovens, integrated combination microwave, integrated warming drawer, integrated fridge freezer, integrated dishwasher and integrated teppanyaki grill, stainless steel extractor hood, feature centre island with breakfast bar seating space and waterfall marble effect quartz work surface with inset sink and extending mixer tap, bi-fold doors leading out to the rear deck and having commercial-grade LVT flooring with under floor heating.

## First Floor

### Landing Area

Having commercial-grade LVT flooring with under floor heating and double glazed window to the side elevation.

### Bedroom One

14' 4" x 9' 3" ( 4.37m x 2.82m )

The first of three dual aspect bedrooms, having windows to the front and rear elevations and French doors affording access to the roof terrace, wall mounted TV, sliding doors giving access to potential dressing/en-suite area and commercial-grade LVT flooring with under floor heating.

### En Suite

10' 9" x 10' 11" ( 3.28m x 3.33m )

Having drainage and connections for a en suite shower room but requires fitting and decorating with under floor heating and extractors

### Bedroom Two

14' 4" x 10' 11" ( 4.37m x 3.33m )

Having window to the rear elevation, under floor heating and double glazed French doors to the side leading out to the roof terrace.

### Bedroom Three

8' 9" x 13' 7" ( 2.67m x 4.14m )

Having double glazed glass door to the front elevation and two obscured windows to the side elevation and under floor heating.

### Bathroom

7' 6" x 4' 11" ( 2.29m x 1.50m )

Fitted with a three piece suite comprising of low level W.C, bath with mains fed rainfall shower attachment and additional shower attachment, tiled splashback, built-in Iroko storage shelving, vanity wash hand basin, under floor heating and obscured window to the front elevation..

## Plant Room/Laundry

Having the heat pump for the property, plumbing for washing machine, inset sink, space for fridge and electrics.

## Outside

The property is accessed via sliding electric gates with separate pedestrian access and provides off road parking for several vehicles, there is a raised decked seating and entrance area, decorative planted beds and borders, outside lighting, access to the plant room and side access leading to the rear garden.

The enclosed rear garden has a decked entertaining area which has partial rain cover with steps leading to the landscaped garden area which is mainly laid to lawn with decorative planted beds and borders, further patio area (ideal for hot tub) and fire pit seating area with benches, outside lighting and power and water feature.









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