

# HoldenCopley

PREPARE TO BE MOVED

Harker Close, Hucknall, Nottinghamshire NG15 6XF

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Offers Over £340,000

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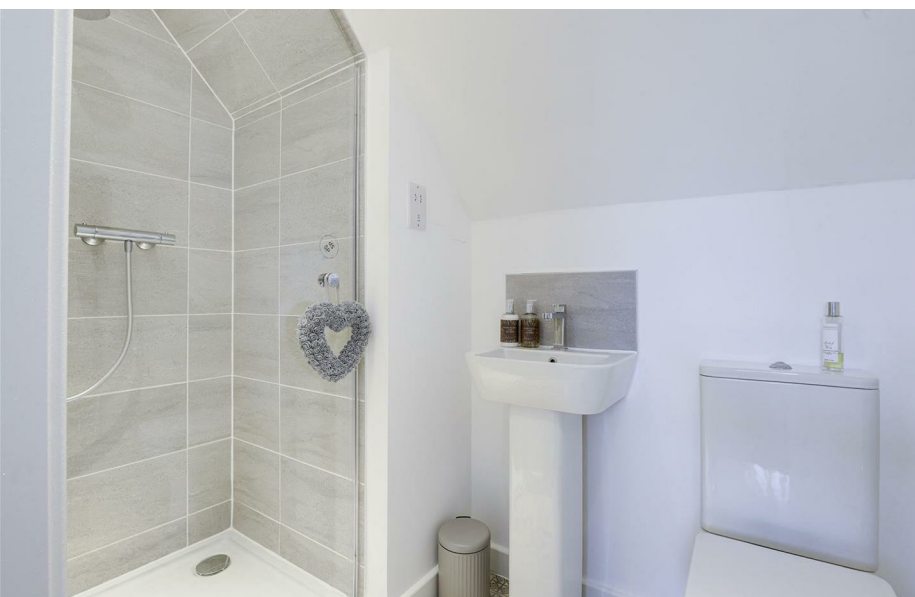
OFFERS OVER £340,000

MODERN DETACHED HOME...

Nestled in the heart of tranquillity, this remarkable four-bedroom detached residence is beautifully presented throughout whilst offering spacious accommodation. From the moment you step foot through the inviting entrance hall, you'll be captivated by the seamless fusion of contemporary design and classic charm. Upon entering, the grandeur of the space is immediately evident, with the entrance hall providing a warm welcome to both residents and guests alike. A convenient W/C. is thoughtfully situated for practicality and comfort. Moving further within, the expansive living room beckons with its inviting ambience, a haven of relaxation and cherished memories waiting to be made. Prepare to be astounded by the modern fitted kitchen/diner, a culinary masterpiece that effortlessly marries functionality with style. This gourmet haven boasts top-of-the-line appliances, sleek cabinetry and ample counter space. French doors extend an open invitation to the rear garden, allowing for a seamless transition between indoor and outdoor living. Ascending the staircase to the first floor, four generously sized bedrooms await, each exuding a unique aura of serenity. The master bedroom is a true retreat, complete with an en-suite that offers a sanctuary of relaxation. Completing the upper level is a tastefully designed three-piece bathroom suite, where soothing colours and contemporary fixtures combine to create an atmosphere of sophistication. As you step outside, the splendour continues with a large driveway providing ample parking for you and your guests. A garage stands as a testament to the practicality of the property. The private enclosed garden offers a peaceful oasis whether outdoor entertaining, gardening or simply basking in the sun.

MUST BE VIEWED





- Substantial Detached Home
- Four Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen/Diner
- Ground Floor W/C
- Stylish Bathroom Suite & En-Suite To The Master Bedroom
- Private Enclosed Garden
- Driveway & Garage
- Beautifully Presented Throughout
- Popular Location





## GROUND FLOOR

### Entrance Hall

The entrance hall has carpeted stairs, an under-stair storage cupboard, a radiator, a UPVC double glazed obscure window to the front elevation and a single composite door providing access into the accommodation

### Living Room

15'0" x 11'6" (4.58m x 3.52m)

The living room has carpeted flooring, a TV point, a radiator and a UPVC double glazed window to the front elevation

### Kitchen/Diner

19'1" x 9'6" (5.83m x 2.90m)

The kitchen/diner has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated double oven, an integrated microwave, an integrated gas hob, an extractor hood, an integrated fridge freezer, an integrated dishwasher, a radiator, internal access to the garage, recessed spotlights, a UPVC double glazed window to the rear elevation and UPVC double French doors providing access to the rear garden

### W/C

This space has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, tiled splashback and a radiator

## FIRST FLOOR

### Landing

The landing has carpeted flooring and provides access to the loft and first floor accommodation

### Bedroom One

12'0" x 10'11" (3.68m x 3.34m)

The main bedroom has carpeted flooring, an in-built storage cupboard, access to the en-suite, a radiator and a UPVC double glazed window to the front elevation

### En-Suite

7'7" x 4'1" (2.32m x 1.25m)

The en-suite has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a fitted shower enclosure with a wall-mounted shower fixture, tiled splashback, a chrome heated towel rail, recessed spotlights and patterned tiled flooring

### Bedroom Two

11'5" x 13'9" (3.50m x 4.21m)

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

### Bedroom Three

11'5" x 10'9" (3.49m x 3.29m)

The third bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

### Bedroom Four

9'8" x 9'6" (2.95m x 2.90m)

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

### Bathroom

7'3" x 6'4" (2.23m x 1.95m)

The bathroom has a low-level dual flush W/C, a wall-mounted wash basin with a stainless steel mixer tap, a panelled bath with a wall-mounted shower fixture, a glass shower screen, a chrome heated towel rail, partially tiled walls, tiled flooring, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

## OUTSIDE

### Front

To the front of the property is a well-maintained lawn, a large driveway with access to the garage providing ample off-road parking, courtesy lighting and gated access to the rear garden

## Garage

22'1" x 11'1" (6.75m x 3.38m)

The garage has lighting, multiple power points, a wall-mounted boiler, a UPVC double glazed window to the rear elevation and an up-and-over door providing access

### Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a generous-sized well-maintained lawn, courtesy lighting, an outdoor tap and panelled fencing

## DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band B

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.

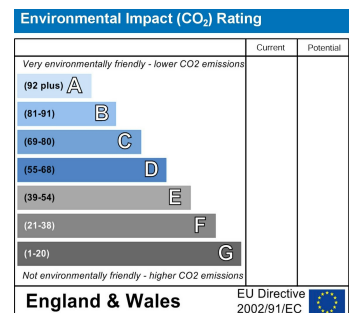
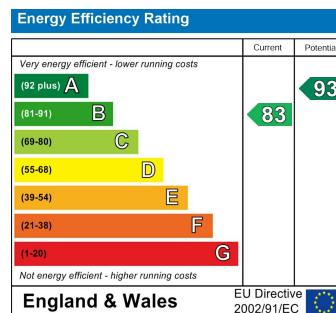
The vendor has advised the following:

Property Tenure is Freehold

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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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