

HoldenCopley

PREPARE TO BE MOVED

Fox Meadow, Hucknall, Nottinghamshire NG15 6UZ

Offers Over £500,000 - £550,000

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OFFERS OVER : £500,000

PREPARE TO BE IMPRESSED...

Nestled discreetly down a shared drive, this substantial four-bedroom detached house exudes an air of seclusion and privacy. A true gem among just six properties in this tranquil enclave, it commands a generously-sized private plot, sprawled across a quarter-acre expanse of land. Boasting spacious accommodation, this home is impeccably presented and has been thoughtfully extended to create an expansive haven for any family. Upon entering, you are greeted by an inviting entrance hall that sets the tone for what lies within. The kitchen is a modern marvel, equipped with sleek units and a central breakfast bar island. The vast living room beckons, while the adjacent study provides a quiet space for work or reflection. The dining room seamlessly flows into a family room, where double French doors beckon you to the rear decking, inviting the outdoors in. Completing the ground floor, you'll discover a well-appointed bathroom suite and a spacious double bedroom, ideal for guests or family members seeking ground-level comfort. Ascending to the first floor, the master bedroom takes center stage, serviced by a luxurious en-suite, ensuring a private retreat for the homeowners. Two additional double bedrooms await, each thoughtfully designed for comfort and convenience, with an extra bathroom suite to cater to everyone's needs. Additional surprises await as you access a large wrap-around loft space, offering endless possibilities for customisation. Outside, the front driveway provides ample off-road parking, leading to the double garage. To the rear, a private oasis unfolds, complete with a decked seating area for al fresco relaxation, a lawn, a brook adding a touch of serenity, all enclosed by towering, mature trees. This remarkable property harmoniously combines comfort, privacy, and natural beauty to create a haven for the discerning homeowner.

MUST BE VIEWED





- Extended Detached House
- Four Double Bedrooms
- Modern Fitted Kitchen With Breakfast Bar
- Four Reception Rooms
- Two Bathrooms & En-Suite
- Substantial Loft Space
- Double Garage
- Ample Off-Road Parking
- Wrap-Around Garden With Large Decking Area
- Sought-After Location





GROUND FLOOR

Entrance Hall

The entrance hall has wooden parquet flooring, carpeted stairs, recessed spotlights, two radiators, a wall-mounted security alarm panel, a UPVC double-glazed window to the front elevation and a composite door providing access into the accommodation

Living Room

18'9" x 12'4" (5.74 x 3.78)

The living room has UPVC double-glazed windows to the side elevation, three radiators and a TV point

Kitchen

11'8" x 11'8" (3.56 x 3.56)

The kitchen has a range of fitted gloss base and wall units, a central breakfast bar island, a composite sink with a mixer tap and drainer, an integrated dishwasher, an integrated double oven, a five-ring gas hob with an extractor fan and splashback, an integrated fridge freezer, recessed spotlights, tiled flooring, a vertical radiator, UPVC double-glazed windows to the side and rear elevation, a wall-mounted TV point and a single UPVC door providing access to the garden

Bathroom

7'8" x 5'11" (2.36 x 1.82)

The bathroom has a concealed dual flush W/C combined with a vanity unit wash basin and fitted storage, a double-ended bath with central taps, partially tiled walls, recessed spotlights, an extractor fan, a chrome heated towel rail, a radiator and two UPVC double-glazed obscure windows to the rear elevation

Dining Room

10'5" x 8'10" (3.19 x 2.71)

The dining room has a UPVC double-glazed window to the rear elevation, a radiator and open plan to the family room

Family Room

11'2" x 10'4" (3.41 x 3.16)

The family room has recessed spotlights, a radiator, a TV point, UPVC double-glazed windows to the rear elevation and double French doors opening out onto the rear decking

Office

8'4" x 5'2" (2.55 x 1.59)

The office / dressing room has a UPVC double-glazed window to the front elevation, a wall-mounted TV point and a radiator

Bedroom Four

14'11" x 10'4" (4.57 x 3.15)

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

FIRST FLOOR

Landing

9'8" x 8'6" (2.95 x 2.60)

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

Master Bedroom

17'9" x 12'2" (5.43 x 3.73)

The main bedroom has two Velux windows, carpeted flooring, a range of fitted furniture including floor-to-ceiling wardrobes, a radiator, access into the en-suite and access to the boarded loft with lighting via a drop-down ladder

En-Suite

6'1" x 5'9" (1.87 x 1.76)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a corner fitted shower enclosure with an overhead rainfall shower and a handheld shower head, partially tiled walls, a chrome heated towel rail, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation

Bedroom Two

13'8" x 10'4" (4.18 x 3.15)

The second bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator, an in-built open wardrobe and a wall-mounted TV point

Bedroom Three

12'7" x 10'4" (3.86 x 3.15)

The third bedroom has two UPVC double-glazed windows to the rear elevation, carpeted flooring, a radiator, an in-built open wardrobe and a wall-mounted TV point

Bathroom

6'6" x 5'9" (2.00 x 1.76)

The bathroom has a low level dual flush W/C, a vanity unit wash basin with fitted storage, a shower enclosure with a mains-fed shower, a radiator, tiled flooring, partially tiled walls, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation

OUTSIDE

Front

Outside to the front of the property is a driveway providing ample off-road parking and access into the double garage

Garage One

16'4" x 9'0" (4.99 x 2.76)

The garage has an up and over door opening out onto the front driveway

Garage Two

16'4" x 8'10" (4.99 x 2.71)

The garage has an up and over door opening out onto the front driveway

Rear

To the rear of the property is a private enclosed wrap-around garden with a raised decking area, an outdoor tap, courtesy lighting, external power sockets, a lawn, a gravelled passageway, rockery, a range of mature trees, plants and shrubs, a brook and fence panelling

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.

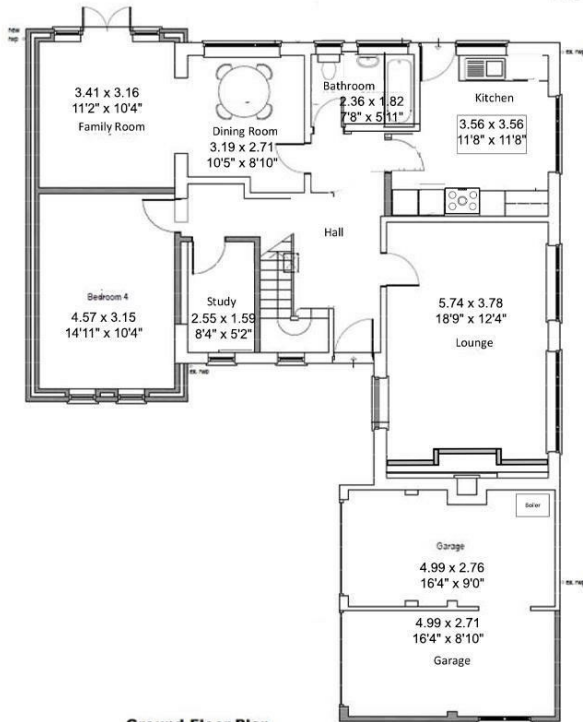
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

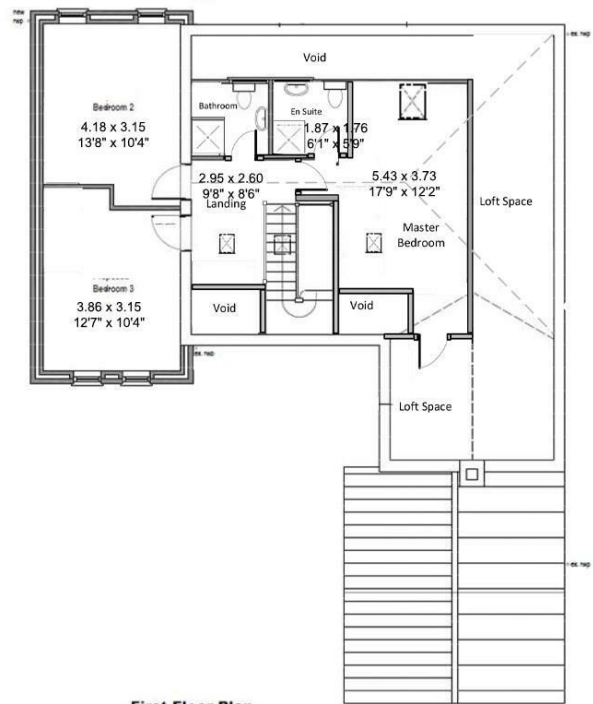
| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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Ground Floor Plan



First Floor Plan

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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