

# HoldenCopley

PREPARE TO BE MOVED

Sandy Lane, Hucknall, Nottinghamshire NG15 7GR

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**Guide Price £395,000**

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GUIDE PRICE £395,000- £415,000

YOUR NEW FAMILY HOME...

Nestled on a generous plot, this substantial four-bedroom detached house offers an abundance of space, both indoors and outdoors, all meticulously maintained to create your ideal forever family home. Located just a stone's throw from Hucknall High Street, this property enjoys the convenience of proximity to a wide range of shops, local amenities, exceptional schools, and excellent commuting options, including a nearby train station. The ground floor welcomes you with an inviting entrance hall, a formal dining room, a generously proportioned living room, and a delightful conservatory that bathes the interior in natural light. A well-appointed fitted kitchen and a convenient utility W/C with an accompanying shower room complete this level. Upstairs, you'll discover four spacious double bedrooms, all serviced by two beautifully appointed bathroom suites, ensuring comfort and convenience for your family. Outside, the front of the property features a driveway with access to the double garage, providing ample off-road parking for multiple vehicles. To the rear, a fantastic, generously sized garden beckons, offering a sprawling lawn and a spacious patio area, perfect for outdoor gatherings and leisurely moments in the fresh air. This property is the embodiment of a harmonious family living, where comfort, space, and convenience come together seamlessly.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Conservatory
- Three Bathrooms
- Well-Maintained Gardens
- Double Garage & Ample Off-Road Parking
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

15'6" x 6'11" (4.74m x 2.11m)

The entrance hall has wood-effect flooring, an in-built cupboard, carpeted stairs, a radiator, UPVC double-glazed obscure windows to the front elevation, and a single UPVC door providing access into the accommodation.

### Dining Room

12'4" x 9'3" (3.77m x 2.83m)

The dining room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and coving to the ceiling.

### Living Room

25'6" x 12'6" (max) (7.79m x 3.83m (max))

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a feature fireplace with a decorative surround, a radiator, wall-light fixtures, a TV point, and a sliding patio door leading into the conservatory.

### Conservatory

10'8" x 9'1" (max) (3.26m x 2.78m (max))

The conservatory has tiled flooring, a polycarbonate roof, a range of UPVC double-glazed windows to the side and rear elevation, and a single UPVC door to access the rear garden.

### Breakfast Kitchen

15'8" x 8'6" (4.78m x 2.60m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a composite sink and a half with a swan neck mixer tap and drainer, an integrated oven, an electric hob, space for a fridge freezer, space for a dining table, vinyl flooring, tiled splashback, a radiator, an in-built under-stair cupboard, a UPVC double-glazed window to the rear elevation, and a single UPVC door into the conservatory.

### W/C & Utility Room

9'4" x 6'9" (max) (2.87m x 2.06m (max))

This space has a low level dual flush W/C, a wall-mounted wash basin, fitted wall units and a rolled-edge worktop, space and plumbing for a washing machine, space for a tumble-dryer, a wall-mounted heater, a chrome towel rail, a UPVC double-glazed obscure window to the side elevation, and access into the shower room.

### Shower Room

5'8" x 5'2" (max) (1.73m x 1.58m (max))

This space has a wall-mounted electric shower fixture, floor-to-ceiling tiles, wall-mounted shelves, a singular recessed spotlight, and a UPVC double-glazed obscure window to the side elevation.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, an in-built double-door cupboard, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

### Bedroom One

12'8" x 11'8" (max) (3.88m x 3.56m (max))

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 fitted furniture including wardrobes and drawers.

### Bedroom Two

12'5" x 10'11" (max) (3.79m x 3.35m (max))

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

### Bathroom One

8'6" x 5'6" (2.61m x 1.70m )

The bathroom has a concealed dual flush W/C combined with a vanity unit wash basin and storage, a panelled bath, a chrome heated towel rail, tiled flooring, fully tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

### Bedroom Three

9'6" x 9'2" (max) (2.92m x 2.81m (max))

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

### Bedroom Four

9'0" x 7'11" (2.75m x 2.43m)

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

### Bathroom Two

7'2" x 3'8" (max) (2.19m x 1.14m (max))

The second bathroom has a concealed dual flush W/C combined with a vanity unit wash basin, a shower enclosure with a wall-mounted electric shower fixture, fully tiled walls, wood-effect flooring, a chrome heated towel rail, a recessed spotlight, and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

Outside, you'll find a spacious block-paved driveway that can comfortably accommodate multiple vehicles, granting convenient off-road parking. The driveway also provides access to a generous double garage. The front of the property boasts an array of well-tended plants and shrubs, a hedged border, and courtesy lighting.

To the rear of the property, a secluded and private garden awaits, complete with a well-appointed patio area and an expansive lawn. Herbaceous borders, featuring a diverse selection of trees, plants, and shrubs, add natural beauty to the surroundings. Courtesy lighting ensures a warm and inviting ambiance, and a picturesque rockery further enhances the landscape. The garden is enclosed by sturdy fence panels, providing both privacy and security.

### Double Garage

26'6" x 17'7" (max) (8.09m x 5.37m (max))

The double garage has two up and over doors opening out onto the front driveway.

## 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:

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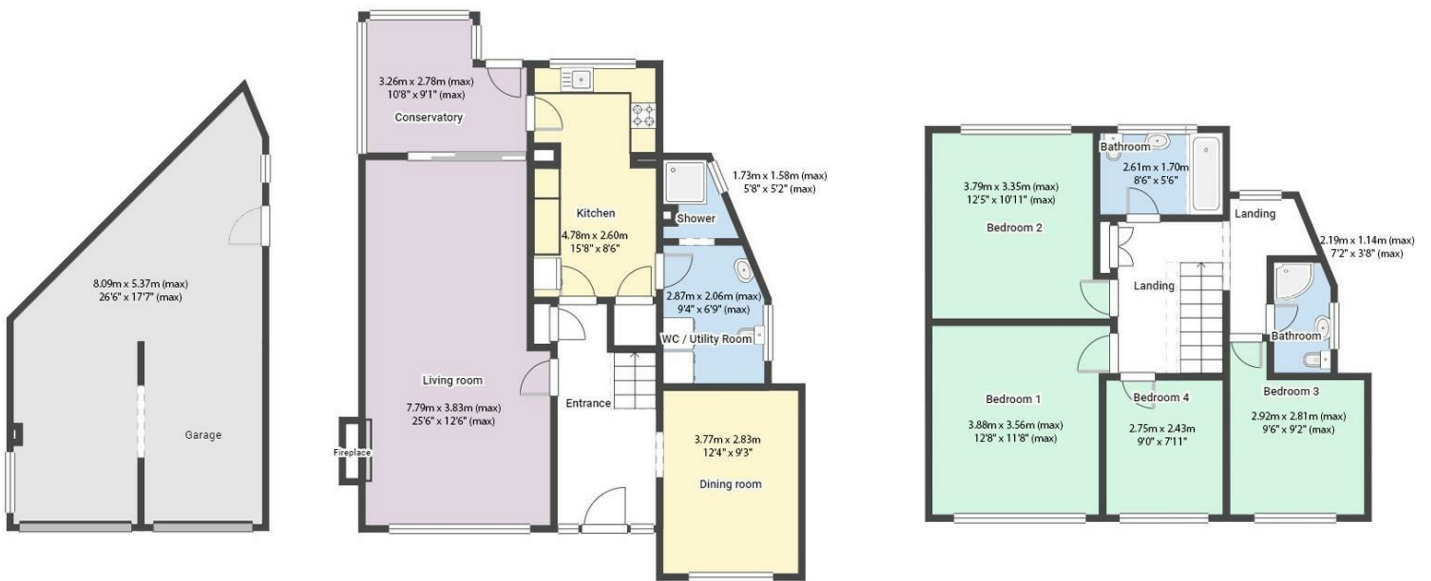
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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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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