

# HoldenCopley

PREPARE TO BE MOVED

Sandy Lane, Hucknall, Nottinghamshire NG15 7GQ

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**Guide Price £375,000 - £400,000**

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BURSTING WITH CHARACTER...

Welcome to this exquisite four-bedroom detached house, a harmonious blend of modern elegance and timeless charm. As you step into the ground floor, you'll be greeted by an impressive entrance hall adorned with original Minton tiled flooring, a testament to the home's rich history. To your left, the dining room seamlessly opens into a modern kitchen, creating an inviting space for family gatherings and entertaining. A separate office, perfect for remote work, adds to the functionality of the house. Further exploration reveals a delightful porch, a large living room exuding warmth and comfort and a convenient W/C, all thoughtfully designed to cater to your daily needs. The ground floor effortlessly marries contemporary living with the character of the past. Ascending the stairs to the first floor, you'll discover four generously sized bedrooms, each offering a unique retreat for family members or guests. The three-piece bathroom suite, styled with a modern touch, provides a tranquil oasis for relaxation. The master bedroom boasts a lavish en-suite, ensuring your comfort and privacy. Outside, the property showcases its splendour with a driveway and a garage, providing ample parking and storage space. The private enclosed garden is a serene escape, where you can enjoy the outdoors and create lasting memories with loved ones. This four-bedroom detached house is a rare find, offering a perfect balance between modern living and the preservation of cherished historical elements. Situated in a quiet location within easy reach of the centre of Hucknall, hosting a range of local amenities, excellent transport links into the City Centre and is within catchment area to great schools including Hucknall National C of E Primary School and many more.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Open Plan Kitchen & Dining Room
- Two Reception Rooms
- Stylish Bathroom Suite & En-Suite To The Master Bedroom
- Driveway & Garage
- Private Enclosed Garden
- Spacious Accommodation Throughout
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has minton tiled flooring, a pantry, part wood panelled walls, a radiator, a bow window to the side elevation and a single door providing access into the accommodation

### Pantry

The pantry has power points, a window to the front elevation and provides ample storage space

### Hallway

The hallway has minton tiled flooring, part wood panelled walls and a window to the front elevation with stained glass inserts

### Dining Room

10'11" x 10'7" (3.35m x 3.25m)

The dining room has a feature fireplace with a decorative surround, a radiator, a picture rail, coving to the ceiling, recessed spotlights and two windows to the front and side elevations

### Kitchen

17'3" x 11'9" (5.26m x 3.60m)

The kitchen has a range of Oak effect fitted base and wall units with worktops, a Belfast-style sink with stainless steel taps, space for a Rangemaster cooker, an extractor hood, space for a fridge freezer, a feature island, partially tiled walls, recessed spotlights, windows to the side and rear elevations with stained glass inserts and double doors providing access to the rear garden

### Office

8'7" x 6'7" (2.64m x 2.03m)

The office has carpeted flooring, two fitted storage cupboards, a radiator and a single door providing access to the porch

### Porch

The porch has space and plumbing for a washing machine, a wall-mounted boiler, windows to the side and rear elevations with stained glass inserts and a single door providing access to the rear garden

### Living Room

17'5" x 13'3" (5.31m x 4.04m)

The living room has carpeted flooring, a feature fireplace with a decorative surround, a TV point, a radiator, wall-mounted light fixtures, a picture rail, coving to the ceiling and three windows to the side and rear elevations with stained glass inserts

### W/C

This space has a low-level flush W/C, a wall-mounted wash basin, tiled splashback, a heated towel rail radiator and a window to the front elevation

## FIRST FLOOR

### Landing

The landing has carpeted flooring, part wood panelled walls, a dado rail, a picture rail, architraving, a window with stained glass inserts to the front elevation and provides access to the loft and first floor accommodation

### Bedroom One

20'6" x 13'11" (6.26m x 4.25m)

The main bedroom has carpeted flooring, a large fitted wardrobe, access to the ensuite, two radiators, a feature ceiling rose, a stained glass bay window to the side elevation and two additional windows with stained glass inserts to the rear elevation

### En-Suite

8'6" x 4'5" (2.60m x 1.37m)

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 waterfall-style and hand-held shower fixture, floor-to-ceiling tiles and a window with stained glass insert to the front elevation

### Bedroom Two

13'0" x 13'0" (3.97m x 3.97m)

The second bedroom has carpeted flooring, a feature fireplace, a radiator, a picture rail and two windows to the side and rear elevations with stained glass inserts

### Bedroom Three

10'9" x 10'2" (3.29m x 3.11m)

The third bedroom has carpeted flooring, a radiator, a picture rail, a picture rail and two windows to the front and side elevations with stained glass inserts

### Bedroom Four

10'7" x 7'10" (3.23m x 2.39m)

The fourth bedroom has carpeted flooring, a radiator, a picture rail and a window to the side elevation

## Bathroom

8'7" x 7'1" (2.62m x 2.16m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a tiled bath with a waterfall-style and hand-held shower fixture, a shower screen, a chrome heated towel rail, tiled flooring, tiled walls and a window with a stained glass insert to the rear elevation

## OUTSIDE

### Front

To the front of the property is a driveway providing access to the garage, a lawn, a corner arbour and a range of plants and shrubs

### Garage

17'8" x 10'8" (5.39m x 3.26m)

The garage has multiple power points, lighting, a window, a single door to the side elevation and double doors providing access to the garage

### Rear

To the rear of the property is a private enclosed garden with a lawn, a patio area, a range of plants and shrubs, a brick-built outhouse, a shed, raised planters and panelled fencing

## DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band E

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:

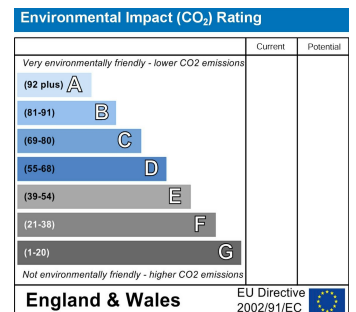
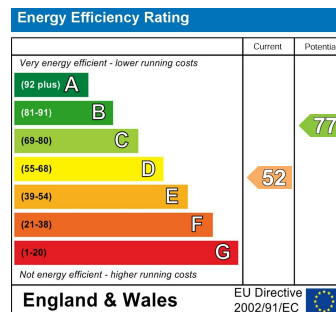
Property Tenure is Freehold

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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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