

# HoldenCopley

PREPARE TO BE MOVED

Hunter Drive, Hucknall, Nottingham NG15 6WL

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Guide Price £375,000 - £400,000

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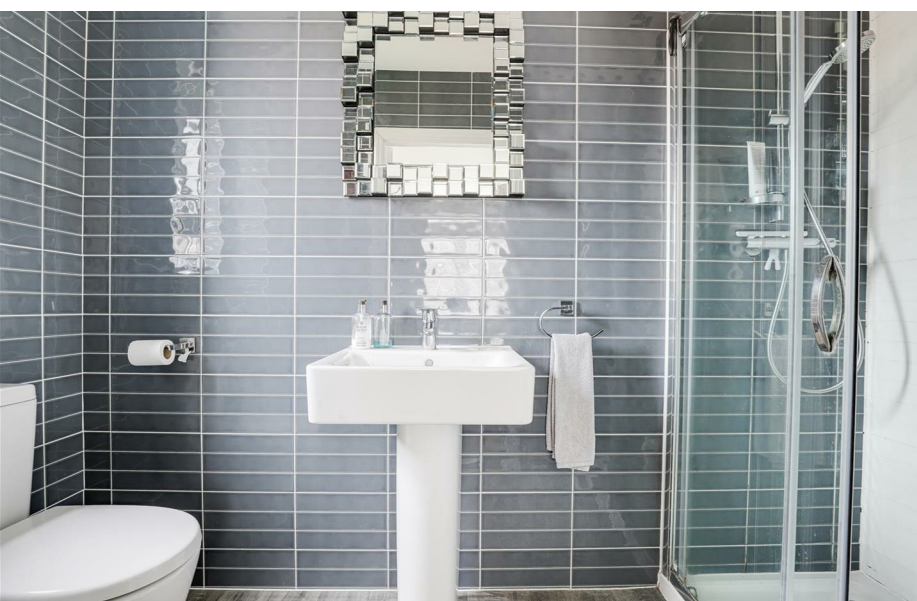
GUIDE PRICE £375,000 - £400,000

### SPACIOUS FAMILY HOME...

Welcome to this detached four-bedroom house, a spacious family home situated in a highly sought-after location. Just a short distance away, residents can enjoy the convenience of a diverse range of local amenities, eateries, schools, and excellent transport links offering seamless access to Nottingham City Centre. The ground floor boasts a generously sized living room, perfect for family gatherings and relaxation. Additionally, there is a versatile family room and an office that can adapt to your needs, whether as a dedicated workspace or a playroom for the kids. The modern fitted kitchen/diner is a focal point of the home, providing a stylish and functional space for meal preparation and family dining. Adjacent to the kitchen is the utility room, offering convenience and additional storage, while a ground-floor W/C adds to the practicality of the layout. Ascending to the upper level, you'll find three spacious double bedrooms and a well-proportioned single bedroom. The master bedroom is a luxurious retreat with access to a stylish en-suite, providing a private and sophisticated space. A family bathroom on this level ensures that all residents have access to comfort and convenience. Outside, the front of the property features a driveway providing off-road parking for multiple cars, leading to a double garage that offers ample storage space. The front garden is adorned with a well-maintained lawn and a variety of plants and shrubs, enhancing the overall curb appeal. The rear garden is a spacious outdoor space, featuring a lawn and a patio seating area whilst enjoying the advantages of a south-facing orientation. This area provides an ideal setting for enjoying the outdoors.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Three Reception Rooms
- Modern Fitted Kitchen
- Utility Room
- Ground Floor W/C
- En-Suite & Family Bathroom
- Driveway & Double Garage
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

13'11" × 7'3" (4.24m × 2.21m)

The entrance hall has carpeted flooring, a radiator, recessed spotlights and a single composite door providing access into the accommodation.

### W/C

5'11" × 5'2" (1.81 × 1.59)

This space has a low level dual flush W/C, a wall-mounted wash basin, an extractor fan, partially tiled walls, a radiator and wood-effect flooring.

### Kitchen/Diner

21'3" × 10'11" (6.48m × 3.33m)

The kitchen/diner has a range of fitted case and wall units with worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated gas hob, an integrated double oven, an integrated dishwasher, an extractor fan, a splashback, a feature breakfast bar, a radiator, recessed spotlights, wood-effect flooring, a UPVC double-glazed window to the rear elevation, full height double-glazed windows with double French doors opening out to the rear garden.

### Utility

6'11" × 6'1" (2.11 × 1.86)

The utility room has space and plumbing for a washing machine, a radiator, wood-effect flooring and a single composite door providing access to the side of the property.

### Office

15'9" × 7'3" (4.80m × 2.21m)

The office has a wall-mounted boiler and recessed spotlights.

### Living Room

17'2" × 12'1" (5.23m × 3.68m)

The living room has carpeted flooring, a radiator and full height double-glazed windows with double French doors opening out to the rear garden.

### Family Room

12'6" × 12'1" (3.81m × 3.68m)

The family room has carpeted flooring, a radiator and a UPVC double-glazed bay window to the front elevation.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a radiator, recessed spotlights, an in-built storage cupboard, access to the first-floor accommodation and access to the loft.

### Master Bedroom

12'7" × 11'3" (3.84m × 3.43m)

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

### En-Suite

8'11" × 3'9" (2.74 × 1.16)

The en-suite has a low level dual flush W/C, a wall-mounted boiler, a shower enclosure with a shower fixture, tiled walls, an extractor fan, recessed spotlights, a radiator, wood-effect flooring and a UPVC double-glazed obscure window to the side elevation.

### Bedroom Two

12'2" × 9'1" (3.71m × 2.77m)

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

### Bedroom Three

12'3" × 9'3" (3.73m × 2.82m)

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

### Bedroom Four

8'8" × 6'5" (2.64m × 1.96m)

The fourth bedroom has carpeted flooring, a radiator, fitted wardrobes, a feature panelled wall and a UPVC double-glazed window to the rear elevation.

## Bathroom

8'3" × 6'9" (2.54 × 2.06)

The bathroom has a low level dual flush W/C, a wall-mounted wash basin, a panelled bath, a shower enclosure with a shower fixture, a wall-mounted electric shaving point, a radiator, an extractor fan, partially tiled walls, wood-effect flooring and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

The front of the property has a block-paved driveway providing off-road parking for multiple cars, access to the double garage, a lawn and a range of plants and shrubs.

### Garage

14'7" × 12'5" (4.45m × 3.78m)

The garage has ample storage space, access to a loft and an up-and-over door.

### Rear

The rear of the property has an enclosed south-facing garden with a lawn, a patio area and fence panelling.

## DISCLAIMER

The vendor has informed us that the garage has had a partial conversion, which hasn't been signed off due to being unfinished. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

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.

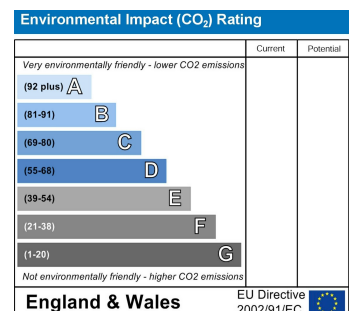
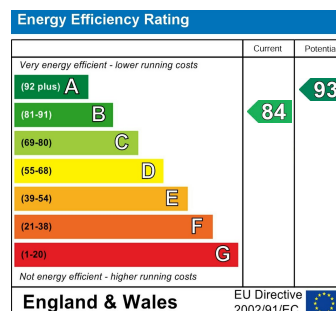
The vendor has advised the following:

Property Tenure is Freehold

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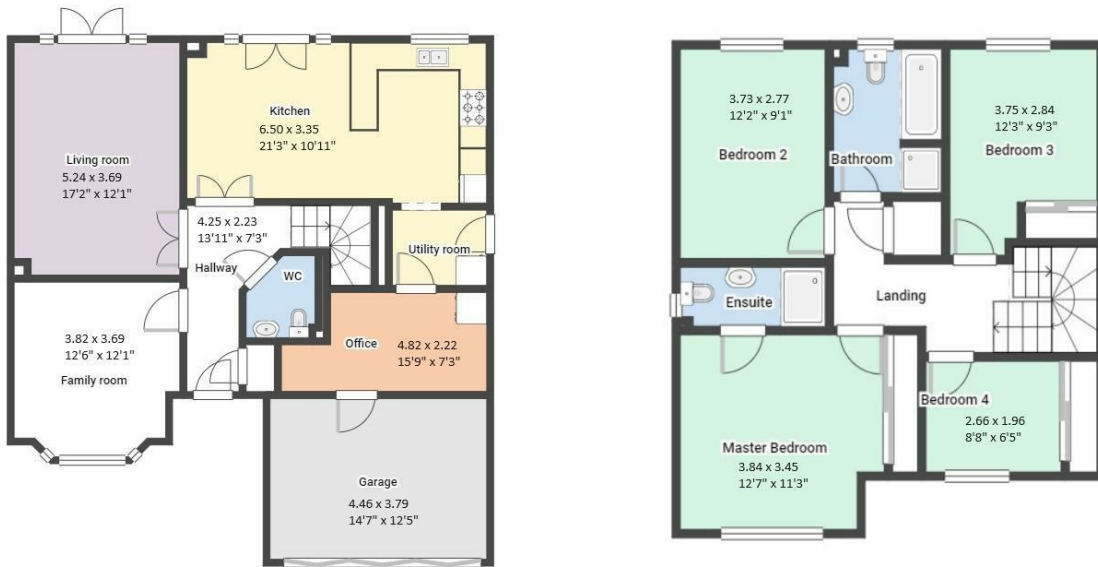
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

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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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