

HoldenCopley

PREPARE TO BE MOVED

Peregrine Road, Hucknall, Nottinghamshire NG15 8HF

Guide Price £500,000 - £525,000

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THE PERFECT FAMILY HOME...

Elegance and functionality converge in this impressive five-bedroom detached house, offering expansive and well-presented accommodations across three floors. Tucked away in a tranquil cul-de-sac within a sought-after location, this residence provides seamless access to local amenities, outstanding schools, efficient transport links, and the picturesque countryside. The ground floor unfolds with an inviting entrance hall, a sophisticated dining room, a spacious living room, a convenient W/C, a utility room, and a modern open-plan kitchen featuring a distinctive breakfast island and bi-folding doors leading to the rear. Ascending to the first floor reveals three double bedrooms and a well-appointed bathroom suite. The master bedroom boasts a range of in-built wardrobes and an en-suite, providing a luxurious retreat. The second floor hosts an additional two double bedrooms, each complemented by its own en-suite. Outside, the front welcomes with a double-width driveway and access to a double garage. The rear unveils a private, meticulously maintained east-facing garden, offering a serene outdoor space for relaxation and enjoyment. This residence epitomizes modern comfort in a peaceful and well-connected setting.

MUST BE VIEWED





- Three-Storey Detached House
- Five Double Bedrooms
- Two Reception Rooms
- Open Plan Modern Kitchen
Diner With Bi-Folding Doors
- Utility & W/C
- Three Bathrooms
- Well-Maintained Garden
- Driveway With Double Garage
- Quiet Cul-De-Sac Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring, a radiator, carpeted stairs, and a single door providing access into the accommodation.

W/C

This space has a low level dual flush W/C, a pedestal wash basin, tiled splashback, tiled flooring, a radiator, and an extractor fan.

Living Room

21'1" x 11'4" (6.45m x 3.46m)

The living room has a UPVC double-glazed window to the front elevation, engineered wood flooring, a TV point, two radiators, a wall-mounted electric fireplace, and bi-folding doors opening out to the rear garden.

Dining Room

9'6" x 9'1" (2.91m x 2.78m)

The dining room has a UPVC double-glazed window to the front elevation, wood-effect flooring, and a radiator.

Kitchen Diner

16'2" x 12'10" (4.95m x 3.93m)

The kitchen has a range of fitted gloss base and wall units with wooden worktops and a feature breakfast bar island, an undermount sink with a movable swan neck mixer tap and drainer, an integrated double oven, a five-ring gas hob, an extractor fan and stainless steel splashback, space for a fridge freezer, tiled flooring, a vertical radiator, recessed spotlights, a half-vaulted ceiling with two Velux windows, a UPVC double-glazed window to the side elevation, and bi-folding doors opening out to the rear garden.

Utility Room

5'11" x 5'1" (1.81m x 1.57m)

The utility room has a fitted base and wall units with wooden worktops, a stainless steel sink with taps and drainer, space and plumbing for a washing machine, tiled splashback, tiled flooring, a radiator, and a single composite door providing access to the garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built cupboard, a radiator, a UPVC double-glazed window to the front elevation, and provides access to the first floor accommodation.

Bedroom One

21'1" max x 11'6" (6.45m max x 3.53m)

The first bedroom has a UPVC double-glazed window to the front and rear elevation, wood-effect flooring, two radiators, a range of in-built wardrobes, and access into the en-suite.

En-Suite

7'10" x 4'1" (2.41m x 1.26m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a wall-mounted electrical shaving point, a shower enclosure with a mains-fed shower, partially tiled walls, tiled flooring, a heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

Bedroom Three

9'6" x 8'9" (2.92m x 2.68m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and an in-built wardrobe.

Bedroom Four

9'8" x 9'6" (2.96m x 2.92m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, and an in-built cupboard.

Bathroom

7'1" x 6'1" (2.17m x 1.86m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a double-ended bath with central taps and a shower screen, a heated towel rail, tiled flooring, partially tiled walls, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Landing

The upper landing has carpeted flooring, a Velux window with fitted blinds, eaves storage, and provides access to the second floor accommodation.

Bedroom Two

14'7" x 12'5" (4.46m x 3.79m)

The second bedroom has a UPVC double-glazed window to the front elevation, a Velux window with fitted blinds to the rear elevation, carpeted flooring, eaves storage, two radiators, and a TV point.

Bedroom Five

11'7" x 8'8" (3.55m x 2.66m)

The fifth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, eaves storage, and in-built wardrobes.

Bathroom

8'2" x 5'2" (2.49m x 1.59m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a heated towel rail, an extractor fan, and a Velux window.

OUTSIDE

Front

To the front of the property is courtesy lighting with a range of decorative plants, a double-width driveway, access into the double garage, and gated access to the rear garden.

Rear

To the rear of the property is a private enclosed east-facing garden with paved patio, a lawn, a range of decorative plants and shrubs, external power socket, fence panelled boundaries and a single door into the garage.

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band E

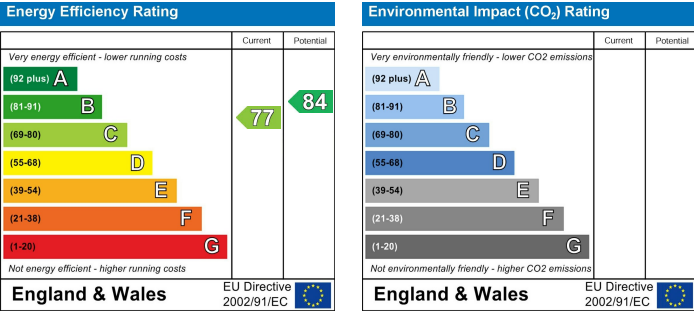
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The vendor has advised the following:
Property Tenure is Freehold

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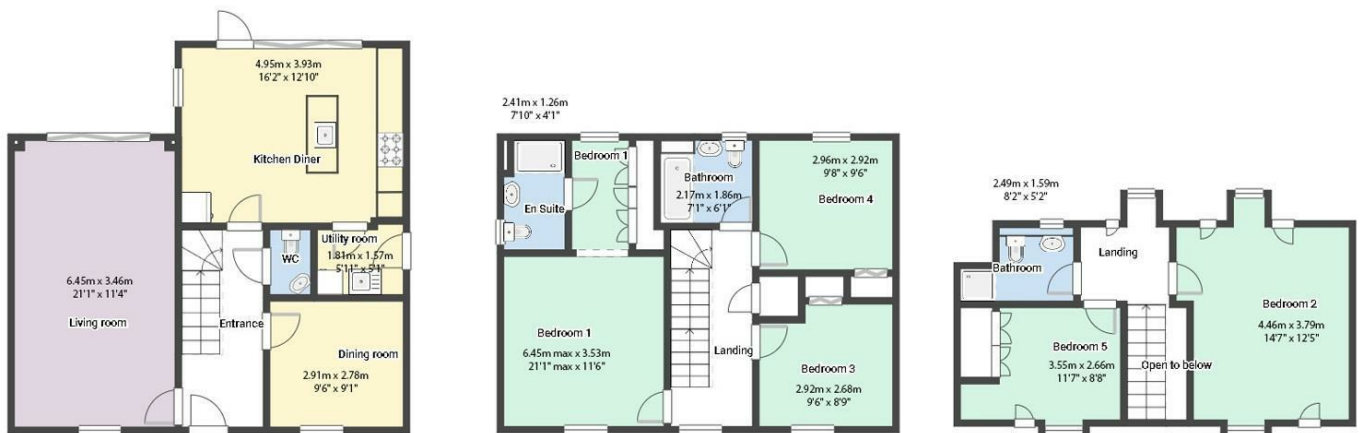
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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