

HoldenCopley

PREPARE TO BE MOVED

Sabina Road, Hucknall, Nottinghamshire NG15 8JD

Guide Price £380,000 - £400,000

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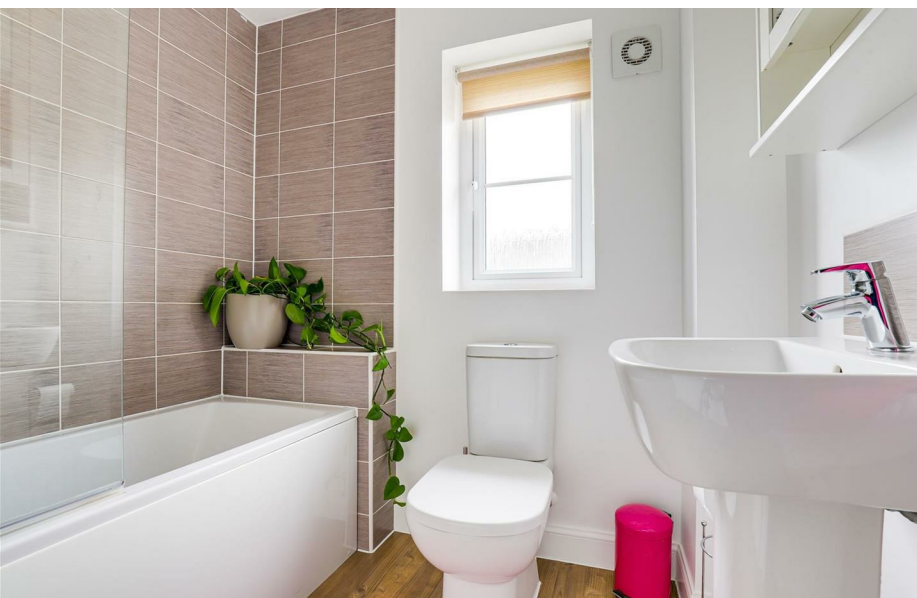
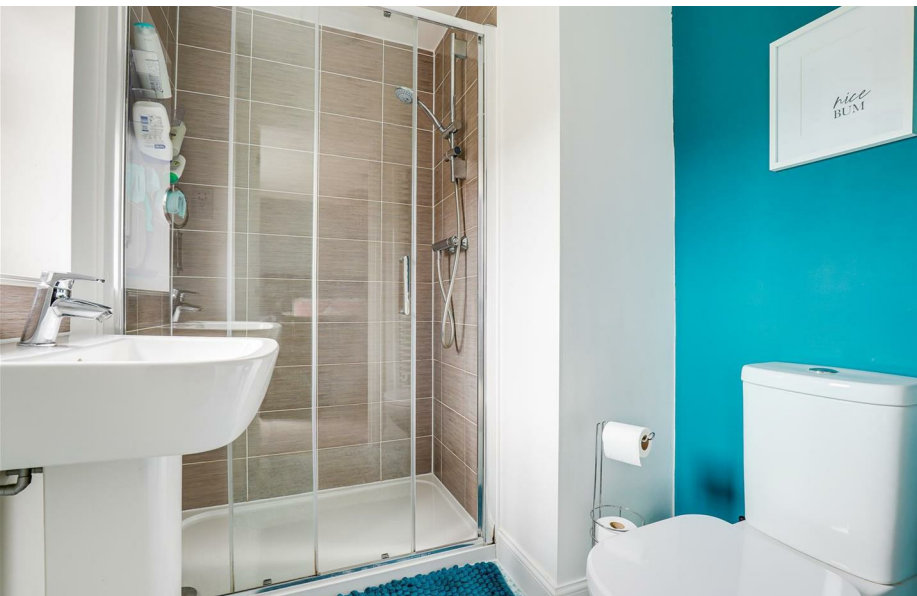
GUIDE PRICE £380,000 - £400,000

MODERN DETACHED HOME...

Introducing this four-bedroom detached house, a contemporary haven that seamlessly blends style, comfort and functionality. As you step into the entrance hall on the ground floor, you are greeted by a sense of space and sophistication. The spacious living room beckons, offering a perfect setting for relaxation or entertaining guests. The heart of this modern dwelling lies in the open-plan kitchen, which effortlessly flows into the dining room, creating a convivial atmosphere for family meals or social gatherings. Adjacent to the kitchen is a convenient utility room, ensuring practicality in day-to-day living, while a well-appointed W/C adds an extra touch of convenience. Venturing to the first floor reveals a haven of tranquility with four generously sized bedrooms. The three-piece bathroom suite is a testament to luxury, providing a serene space for unwinding. The master bedroom enjoys the added luxury of an en-suite, enhancing privacy and comfort for its occupants. Externally, the property presents a driveway leading to a garage, offering ample off-road parking for multiple vehicles. The frontage exudes curb appeal, setting the tone for the impressive residence within. To the rear, a private enclosed garden awaits, providing an idyllic outdoor sanctuary. Whether it's for al fresco dining, gardening or simply basking in the sunshine, the rear garden is a delightful extension of the living space. Situated in the popular location of Hucknall, just a short distance from shops, eateries and local primary schools as well as Leen Valley Golf Course.

MUST BE VIEWED





- Modern Detached House
- Four Bedrooms
- Spacious Living Room
- Modern Open Plan Kitchen/Diner With A Separate Utility Room
- Ground Floor W/C
- Stylish Three-Piece Bathroom Suite & En-Suite To The Master Bedroom
- Driveway & Garage
- Private Enclosed Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'6" x 6'2" (3.83m x 1.89m)

The entrance hall has tiled flooring, carpeted stairs, an under-stair storage cupboard, a vertical radiator and a single composite door providing access into the accommodation

Living Room

19'6" x 10'9" (5.95m x 3.28m)

The living room has carpeted flooring, a TV point, a radiator and a UPVC double glazed box bay window to the front elevation

Kitchen

8'8" x 9'0" (2.66m x 2.75m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half, complete with a drainer and a 3-in-1 swan neck mixer tap featuring cold-filtered water, an integrated oven, an integrated gas hob, an extractor hood, an integrated fridge freezer, an integrated dishwasher, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation and is open plan to the dining room

Dining Room

14'10" x 7'7" (4.54m x 2.33m)

The dining room has tiled flooring, a radiator, internal access to the garage, floor-to-ceiling windows to the rear elevation and UPVC double French doors providing access to the rear garden

Utility Room

5'1" x 5'5" (1.57m x 1.67m)

The utility room has a range of fitted base and wall units with a worktop, space and plumbing for a washing machine, space and plumbing for a tumble dryer, a radiator, tiled flooring and a single door providing access to the rear garden

W/C

5'2" x 3'1" (1.58m x 0.96m)

This space has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, tiled splashback, a radiator, tiled flooring and a UPVC double glazed obscure window to the side elevation

FIRST FLOOR

Landing

6'5" x 9'10" (1.96m x 3.00m)

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

Master Bedroom

10'3" x 11'3" (3.13m x 3.45m)

The master bedroom has carpeted flooring, a large fitted wardrobe, a radiator, access to the en-suite and a UPVC double glazed window to the front elevation

En-Suite

5'4" x 6'7" (1.63m x 2.03m)

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 wall-mounted shower fixture, a heated towel rail, tiled splashback and a UPVC double glazed obscure window to the front elevation

Bedroom Two

9'5" x 9'8" (2.89m x 2.97m)

The second bedroom has carpeted flooring, a large in-built wardrobe, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Three

10'11" x 8'11" (3.34m x 2.72m)

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

Bedroom Four

9'7" x 9'4" (2.93m x 2.86m)

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

Bathroom

6'7" x 6'2" (2.03m x 1.88m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a panelled bath with a wall-mounted shower fixture, a shower screen, tiled splashback, a radiator, wood-effect flooring and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a large driveway with access to the garage providing ample off-road parking, a lawn, a range of plants and shrubs, courtesy lighting and gated access to the rear garden

Garage

16'10" x 8'8" (5.15m x 2.65m)

The garage has lighting, a wall-mounted boiler, a wall-mounted fuse box and an up-and-over door providing access

Rear

To the rear of the property is a private enclosed garden with two stone paved patio areas, a lawn, a shed, a range of plants and shrubs, courtesy lighting and panelled fencing

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band D

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.

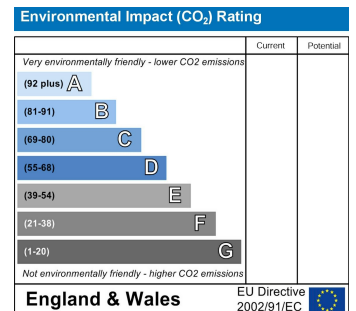
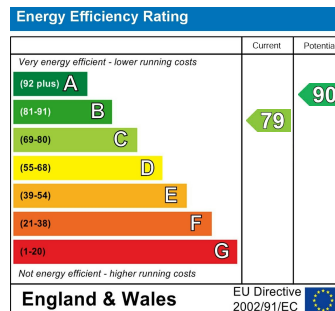
The vendor has advised the following:

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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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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