

HoldenCopley

PREPARE TO BE MOVED

Hazel Meadows, Hucknall, Nottinghamshire NG15 6BX

Guide Price £260,000

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GUIDE PRICE £260,000 - £280,000

WELL-PRESENTED THROUGHOUT...

This meticulously maintained three-bedroom detached house exudes a sense of contemporary elegance, enhanced by a rear extension that bathes the interiors in natural light, creating a spacious and inviting atmosphere, perfect for entertaining guests. This property is situated in a popular location, offering a picturesque residential setting with close proximity to local amenities, parks, and convenient access to major transportation routes, ensuring a harmonious blend of tranquility and accessibility for its residents. The ground floor welcomes you with an entrance hall leading to a living room adorned with a feature fireplace. The heart of the home is the extended modern kitchen diner, complete with a central breakfast bar island. An open-plan seating area features a vaulted ceiling, complemented by double French doors with bi-folding shutters that seamlessly connect the indoor space to the outdoor garden. The first floor hosts three bedrooms, all serviced by a stylish three-piece bathroom suite, and grants access to a boarded loft, offering additional storage. Outside, the side/rear low-maintenance garden provides access to a double garage with an electric door and fitted units. Security is a priority, evident in the fitted CCTV with cameras and alarm systems securing both the double garage and the house, ensuring peace of mind for the fortunate residents of this well-appointed home.

MUST BE VIEWED





- Extended Detached House
- Three Bedrooms
- Living Room With Feature Fireplace
- Modern Breakfast Kitchen With Seating Area
- Three-Piece Bathroom Suite
- Well-Presented
- Low Maintenance Gardens
- Versatile Double Garage With Driveway
- Fitted CCTV System With Cameras & Security Alarm To Both House & Garage
- Popular Location





GROUND FLOOR

Entrance Hall

6'11" x 3'5" (2.11 x 1.05)

The entrance hall has carpeted flooring, a modern radiator, a wall-mounted security alarm panel, coving to the ceiling, a fitted base cupboard, and a single UPVC door providing access into the accommodation.

Living Room

15'5" x 12'8" (4.70 x 3.87)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV point, coving to the ceiling, a modern radiator, a feature fireplace with a decorative surround, and an in-built under stair cupboard.

Kitchen, Dining & Seating Area

22'10" x 12'5" (6.97 x 3.79)

The kitchen has a range of fitted shaker-style base and wall units, a feature breakfast bar island, an inverted sink with a mixer tap and draining grooves, an integrated Neff oven, an integrated Neff combi-oven, an electric hob with an angled extractor fan, an integrated dishwasher, an integrated fridge freezer, partially tiled walls, a TV point, recessed spotlights, tiled flooring, open plan to a seating area, a modern radiator, a vaulted ceiling, four skylight windows with integrated blinds, a circular stained-glass feature window to the rear elevation, full height UPVC double-glazed windows and double French doors with bi-folding shutters opening out to the rear garden.

FIRST FLOOR

Landing

5'9" x 5'6" (1.76 x 1.70)

The landing has carpeted flooring, fitted units, a modern radiator, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Bedroom One

11'4" x 9'7" (3.46 x 2.94)

The first bedroom has two UPVC double-glazed windows to the front elevation, exposed wooden flooring, a modern radiator, coving to the ceiling, and fitted wardrobes.

Bedroom Two

10'0" x 6'10" (3.07 x 2.10)

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

Bedroom Three

11'5" x 5'7" (3.48 x 1.72)

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

Bathroom

6'8" x 5'8" (2.04 x 1.74)

The bathroom has a concealed dual flush W/C, a wall-mounted wash basin, a *P* shaped bath with an overhead rainfall shower, a handheld shower head and a shower screen, tiled flooring, fully tiled walls, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a pebbled garden with various plants, and gated access to the side and rear.

Double Garage

18'6" x 16'6" (5.66 x 5.05)

The double garage is situated to the side of the property and benefits from a double-width driveway to the front. Inside of the garage, there is tiled flooring, a UPVC double-glazed window to the side elevation, wall-mounted security alarm panel, fitted base and wall units with rolled-edge worktops, lighting, multiple power sockets, a single UPVC door to access the garden, and an electric-operated door providing access to the driveway.

Garden

The low maintenance garden features block-paved patio and gravelled areas, an outdoor tap, external power sockets, courtesy lighting, fence panelling and brick boundaries.

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band B

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.

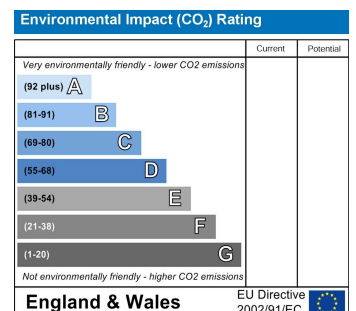
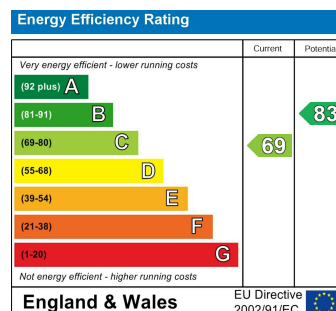
The vendor has advised the following:

Property Tenure is Freehold

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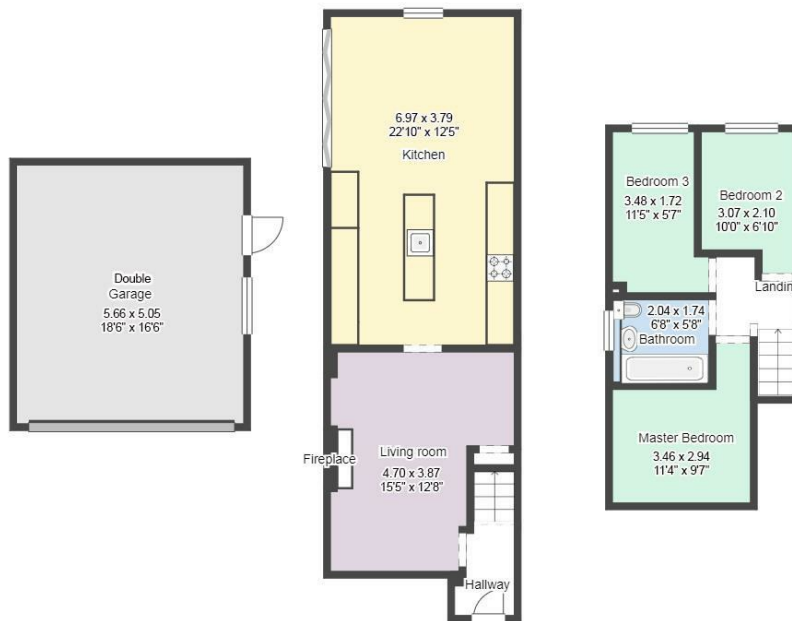
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

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